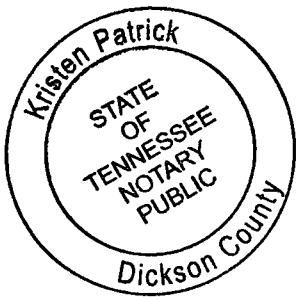
This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-3689-KP

Karen Johnson Davidson County
Batch# 1156346 DEEDWARR
07/10/2024 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $812.15
20240710-0051699



STATE OF TENNESSEE
COUNTY OF DICKSON
The actual consideration or value, whichever is greater, for this transfer is $219,500.00.

Affiant
Subscribed and sworn to before me, this the 8th day of July, 2024.

Notary Public
My Commission Expires: 10/22/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Trinity Arriola 564 Thomas Jefferson Circle #61 Madison, TN 37115	newowner	034 05 0A 061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Morgan Riekeman, a married woman***, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Trinity Arriola,** unmarried woman, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 61 on the plan of MONTICELLO MANOR, a planned unit development, as shown by plat of record in Plat Book 6250, Page 551, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Morgan Riekemann, by Warranty Deed from Elizabeth R. Henry, unmarried, of record in Instrument No. 20181129-0116387, in the Register's Office of Davidson County, Tennessee, dated November 28, 2018 and recorded on November 29, 2018.

*This property is not and has never been a marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **564 Thomas Jefferson Circle, 61, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2024.

GRANTOR:

Morgan Riekeman

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Morgan Riekeman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of July, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202407100051699

I, Kristen Patrick, do herby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that is this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/8/2024 (date of document).

Affiant Signature

7/8/2024

Date

State of TN

County of Dickson

WHITNEY HILDE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Sworn to and subscribed before me this 8th day of July, 2024. Whitney Hilde Notary's Signature

MY COMMISION EXPIRES: 6/25/2025

Notary's Seal (if on paper)