Karen Johnson Davidson County
Batch# 1164778 DEEDWARR
08/01/2024 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20240801-0058269

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240647936**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $449,000.00 Affiant Subscribed and sworn to before me, this 29 day of July, 2024. Notary Public My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

WARRANTY DEED

Address New Owner: Tule River Homebuyer Earned Equity Agency 733 Roman Dr Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 059-06-0-080.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Theresa Johnson, unmarried, Sandra Prewitt, unmarried, and Diane Booker, unmarried, Individually as Heirs of the Estate of Vonniest Booker,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Tule River Homebuyer Earned Equity Agency**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 54, on the plan of Ewing Valley, Section 2, as of record in Book 4300, Page 184, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Samuel C. Booker and wife, Vonniest Booker by Deed from the Department of Housing and Urban Development, Dated November 11, 1977 and recorded November 18, 1977 in Book 5224, Page 146, Register's Office of Davidson County, Tennessee.

Samuel C. Booker having died on September 16, 2011, leaving Vonniest Booker as surviving tenant. Vonniest Booker having died on January 3, 2023 - see Affidavits of Heirship of record in Instrument Number 20240103-0000587, recorded on January 3, 2024, and Instrument Number _____202408010058273_____ showing Theresa Johnson, Sandra Prewitt, and Diane Booker as heirs at law.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4300, Page 184, Register's Office for Davidson County, Tennessee.

This is improved property located at 733 Roman Dr Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 19th day of July, 2024.

Theresa Johnson

Sandra Prewitt

Diane Booker

STATE OF ILLINOIS)
COUNTY OF COOK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Theresa Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of July, 2024.

Notary Public Dawn L. Rinchiuso
My Commission Expires: 3.26.26

DAWN L RINCHIUSO
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
March 26, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sandra Prewitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~19th~~ 29th day of July, 2024.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Nov. 22, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Diane Booker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2024.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Nov. 22, 2025

Tennessee Certification of Electronic Document

I, Karla I Kard, do hereby 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/29/2024 (date of document).

Karla I Kard
Affiant Signature

07/29/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of July, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

