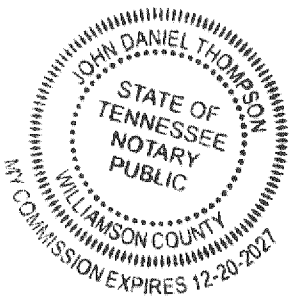
Karen Johnson Davidson County
Batch# 1164854 DEEDWARR
08/01/2024 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,243.20
20240801-0058381



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $336,000.00.

Affiant

Subscribed and sworn to before me, this 30 day of July, 2024.

Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tule River Homebuyer Earned Equity Agency		**164 12 0 053.00**
305 Black Oak Court	**New Owner**	
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Tammy Moser, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Tule River Homebuyer Earned Equity Agency

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of 2ND REVISION TO THE FINAL PLAT OF MEADOW WOODS PHASE I, of record in Plat Book 9700, Page 519 and amended in Plat Book 9700, Page 570, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tammy Moser, unmarried, by Warranty Deed from Amy Jo Fisher, unmarried, of record in Instrument No. 20010619-0064838, in the Register's Office of Davidson County, Tennessee, dated June 18, 2001, and recorded on June 19, 2001. (Value or consideration as shown in the aforementioned deed is $113,350.00).

This is improved property known as **305 Black Oak Court, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 the Grantor has hereunto executed this instrument on this the 30 day of July, 2024.

Tammy Moser

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Tammy Moser, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30 day of July, 2024.

Daniel Thompson
Notary Public
My Commission Expires: 12/20/27

Lenders Title Company File No. 24-001471-524

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

SP 11/2015

Tennessee Certification of Electronic Document

I, Karla J 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 07/30/2024 (date of document).

Karla Kard
Affiant Signature

07/30/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of July, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

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