This instrument prepared by:
Icon Title, LLC
450 Saint Andrews Drive
Murfreesboro, TN 37128
File Number: 12-4549-AJ

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of November, 2024.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Karen Johnson Davidson County
Batch# 1210696 DEEDWARR
12/02/2024 03:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20241202-0093643

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tina Rutkowski 806 Renard Court Forest Hill, MD 21050	New Owner	188-100A-27500

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Alyssa C Howard, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Tina Rutkowski, a married woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 275 on THE PLAN OF CAROTHERS CROSSING, PHASE 7, SECTION 1B of record in Plat at Instrument No. 20200910-0103222, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alyssa C. Howard, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220711-0079599, in the Register's Office of Davidson County, Tennessee, dated July 5, 2022, and recorded on July 11, 2022.

This Instrument executed on behalf of Alyssa Christine Howard ("Principal") by Elaine Howard pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number 202412020093642, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1656 Carson Meadows Lane, Nolensville, TN 37135**

This conveyance is made subject to 1) property taxes for the year 2025 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 the 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 Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, 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 25th day of November, 2024.

GRANTOR:

Alyssa C Howard by Elaine Howard her Attorney-In-Fact

Alyssa Ch Howard by Elaine Howard, her Attorney-In-Fact

STATE OF GEORGIA
COUNTY OF Fulton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elaine Howard the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Alyssa C Howard ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 25th day of November, 2024.

Notary Public
My Commission expires: 2/23/25

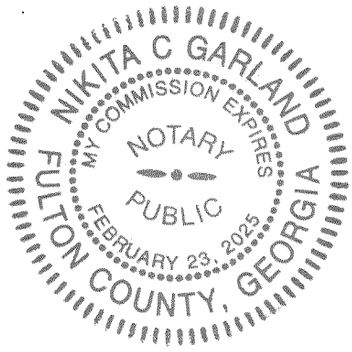


EXHIBIT "A"
TO Warranty Deed
From: Alyssa Christine Howard
To: Tina Rutkowski

STATE OF ~~TENNESSEE~~ GEORGIA (NG)
COUNTY OF Fulton

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Alyssa C. Howard by Elena Howard her Attorney in Fact
Affiant

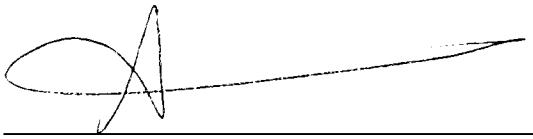
WITNESS my hand and seal at office this 25th day of November, 2024.

Nikita C Garland
Notary Public
My Commission Expires: 2/23/25

NIKITA C GARLAND NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 23, 2025

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 11/25/2024.



Affiant Signature

12/2/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12/2/2024.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal