Name and Address of New Owner:
Tule River Homebuyer Earned Equity Agency
10885 S. State St.
Sandy, UT 84070
Send Tax Bills To:
New Homeowner

Karen Johnson Davidson County
Batch# 1215411 DEEDWARR
12/12/2024 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $999.00
20241212-0096416

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 043-13-0-291

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alexandria Smith now know as Alexandria Smith Winrow, a married woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tule River Homebuyer Earned Equity Agency,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Map of Crittenden Estates, Block D, of record in Book 974, page 69, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alexandria Smith, a single woman by Warranty Deed dated March 10, 2017, from Thomas A. Stueck and wife, Gennifer Stueck, recorded March 14, 2017, in Instrument Number 20170314-0024834, in the Official Records of Davidson County, Tennessee.

Kelvin Winrow joins in the conveyance of the above described property to convey his interest, marital or otherwise, as the sponse of Alexandria Smith Winrow.

Alexandria Smith and Alexandria Smith Winrow, are one and the same person.

24NT01175

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 309 Cherry Street, Madison, TN, 37115

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of November, 2024.

(SEAL)
Alexandria Smith Winrow

(SEAL)
Kelvin Winrow

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 26th day of November, 2024, before me personally appeared Alexandria Smith Winrow and Kelvin Winrow, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of November, 2024.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 26th day of November, 2024.

Notary Signature
My commission expires: 3-3-2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 Nov. 26, 2024 (date of document).

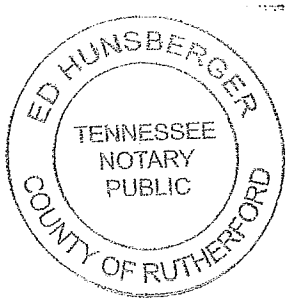
Affiant Signature

12-11-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th of December, 2024

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26