THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jareka Rivers
928 Santa Maria Cove
Madison, TN 37115
SEND TAX BILLS TO:
Old National Bank
PO Box 918
Evansville, IN 47706

Karen Johnson Davidson County
Batch# 1264447 DEEDWARR
04/24/2025 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20250424-0031548

WARRANTY DEED

(Map 052-08-0A; Parcel 255.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **SANQUAL R. MINGER a married woman**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **JAREKA RIVERS, a single woman,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being Lot No. 79, Phase Two, Section Four, Heron Walk, a Planned Unit Development, of record in Plat Book 9700, Page 687, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Sanqual R. Minger, a married woman, by Warranty Deed dated November 30, 2000, from David W. Cheatham, a married man, recorded December 8, 2000, in Instrument No. 20001208-0120985, in the Register's Office of Davidson County, Tennessee.
>
> SUBJECT property is not the marital residence of Grantor.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 928 Santa Maria Cove, Madison, TN 37115.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor 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 as noted herein, and for the 2025 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 21 day of April, 2025.

Sanqual R. Minger
SANQUAL R. MINGER

STATE OF Georgia)
COUNTY OF Richmond)

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

Witness my hand and official seal, this the 21st day of April, 2025.

Velma L. Lewis
Notary Public

My Commission Expires: November 16, 2025

(SEAL)

See page 3 for Notary Seal

AFFIDAVIT

STATE OF Georgia)
COUNTY OF Richmond)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sanqual R. Minger
Affiant

Subscribed and sworn to before me this 21 day of April, 2025.

Velma L. Lewis
Notary Public

My commission Expires: November 16, 2025

VELMA L. LEWIS NOTARY PUBLIC RICHMOND COUNTY, GA

File No. GTS1-2025-57

STATE OF GEORGIA)
COUNTY OF RICHMOND)

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

Witness my hand and official seal, this the 21st day of April, 2025.

Thelma L. Lewis
Notary Public

My Commission Expires: November 16, 2025

(SEAL)

File No. GTS1-2025-57

True Copy Certification

I, Allison Gartung, 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 the 21st day of April, 2025.

Affiant Signature

4/21/25

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 21 day of April, 2025.

Notary's Signature

My Commission Expires: March 22, 2026

Notary' Seal (if on paper)

TERESA H KEENE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY