RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-31428-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1297960 DEEDWARR
07/15/2025 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $809.32
20250715-0055880

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,736.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE day of June, 2025.

NOTARY PUBLIC

My commission expires: 1/23/28

JACKIE RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magaly Pena Martinez 4517 Brooke Valley Drive Hermitage, TN 37076	Same address as new owner	087-13-0-046.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTEEN THOUSAND SEVEN HUNDRED THIRTY SIX AND 00/100 Dollars ($218,736.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CLINT HAYNES, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Tule River Homebuyer Earned Equity Agency** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 167A on the Plan of Zone Lot Division, Lot 167, Valley Grove – Section Two, of record in Book 6050, page 38, a revision of Book 5200, page 489, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clint Haynes, a single person, from Leonard Custom Homes, Inc., by Warranty Deed dated January 24, 2011 and recorded January 26, 2011 in Instrument #20110126-0007197, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4517 Brooke Valley Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

This having never been the personal residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

WITNESS MY HAND, this 18th day of June, 2025

GRANTOR(S)

Clint Haynes

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Clint Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of June, 2025.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 4-25-2029

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kim Hollingshead, 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 6/20/2025.

Kim Hollingshead, Esq

6/20/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 6/20/2025.

Notary
My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON