WARRANTY DEED

Karen Johnson Davidson County
Batch# 1336245 DEEDWARR
10/21/2025 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,444.85
20251021-0083655

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,500.00

Kimberly Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-07-28
(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tule River Homebuyer Earned Equity Agency	Tule River Homebuyer Earned Equity Agency	
(NAME)	(NAME)	
256 Cedarview Drive	10885 South State Street	162-13-0-095.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Sandy, UT 84070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES A. VIKEN ET UX, MARY L. VIKEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TULE RIVER HOMEBUYER EARNED EQUITY AGENCY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, 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. 32 on the Plan of Monte Carlo Estates, Section I, of record in Plat Book 4675, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 32 fronts 85.0 feet on the Westerly margin of Cedarview Drive and Extends back between parallel Lines 155.0 feet to a Line on the rear on which it measures 85.0 feet.

Being the same property conveyed to James A. Viken et ux, Mary L. Viken by Warranty Deed from Brent Valley Builders, Inc., of record in Book 5006, Page 198, Register's Office for Davidson County, Tennessee, dated March 12, 1976.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 256 Cedarview Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

CH2025-1198

Witness my hand this 1st day of October, 2025

James A. Viken
JAMES A. VIKEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Viken, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of October, 2025.

Commission expires:

Notary Public

Witness my hand this 1st day of October, 2025

Mary L. Viken by James A. Viken
MARY L. VIKEN BY: JAMES A. VIKEN, AS HER ATTORNEY-IN-FACT Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Viken, to me known to be the person who executed the foregoing instrument on behalf of Mary L. Viken and acknowledged that she executed the same as the free act and deed of Mary L. Viken.

Witness my hand and official seal this 1st day of October, 2025.

Commission expires:

Notary Public

CH2025-1198

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 10/21/25 (date of document).

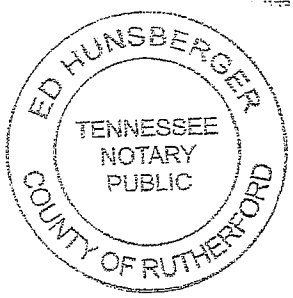
Affiant Signature

10/21/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 of OCT, 25.

(SEAL)



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