WARRANTY DEED

Karen Johnson Davidson County
Batch# 1345506 DEEDWARR
11/13/2025 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20251113-0090289

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/22/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Annino	CMG Mortgage, Inc.	026-07-0-192.00
(NAME)	(NAME)	
101 Lidgate Terrace	3160 Crow Canyon Road, Ste 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Luke Rice and Maclaine Barr, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mark Annino, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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. 345, Phase 2, Section 3, Windsor Green, as shown on plat of record in plat Book 6900, Page 845, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Luke Rice and Viviana Rice by Warranty Deed from Andrew Michael Jones, an unmarried man, dated 12/10/2018, of record in Instrument No. 20181212-0120926, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luke Rice by Quitcalim Deed from Viviana Rice, dated 01/27/2021, of record in Instrument No. 20211020-0140483, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luke Rice, an unmarried man and Rodney Rice, an unmarried man by General Warranty Deed from Luke Rice, divorced and not remarried, dated 02/10/2021, of record in Instrument No. 20211020-0140484, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luke Rice, an unmarried man by General Warranty Deed from Luke Rice, an unmarried man and Rodney Rice, an unmarried man, dated 02/23/2022, of record in Instrument No. 20220526-0060967, Register's Office for Davidson County, Tennessee.

The said Luke Rice, having since married Maclaine Barr, who joins in this conveyance to convey any interest she may have in said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 101 Lidgate Terrace, Goodlettsville, TN 37072
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 7th day of November, 2025.

Luke Rice

Maclaine Barr

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Luke Rice and Maclaine Barr**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of November, 2025.

Notary Public:

My Commission Expires: 1.31.29

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TRACEY TRUMPHOUR

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 November 7, 2025.

Lissa Groom
Affiant
Date: November 7,2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 7th day of November, 20 25

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON