This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch# 1363991 DEEDWARR
12/31/2025 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20251231-0104275

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOYCE DYKES, AN UNMARRIED WOMAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TULE RIVER HOMEBUYER EARNED EQUITY AGENCY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT NO 105 ON THE PLAN OF SECTION FOUR, GREENWOOD HILLS, OF RECORD IN BOOK 4955, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JOYCE DYKES, BY QUITCLAIM DEED FROM ANDREW DYKES, DATED JANUARY 3, 2017, OF RECORD IN INSTRUMENT NO 20170109-0002367, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 509 JASMIN DR, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of November, 2025.

Joyce Dykes by: Andrew Dykes Attorney-in-fact

JOYCE DYKES BY : ANDREW DYKES, JR., ATTORNEY-IN-FACT PURSUANT TO ORDER GRANTING WIFE'S MOTION TO MODIFY MANDATORY INJUNCTION TO ALLOW SALE OF REAL PROPERTY IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TN HAVING CASE NUMBER 21D-896

STATE OF Tennessee
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ANDREW DYKES, JR.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **JOYCE DYKES,** and who acknowledged that he executed the same as the free act and deed of **JOYCE DYKES** as her Attorney-in-Fact.

DONE at offices in Clarksville, Tennessee, on this the 21st day of November, 2025.

NOTARY PUBLIC
My commission expires: 08/16/2028

CAITLIN A SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY
Online Notary Public
My Commission Expires
August 16, 2028

Notarized remotely using audio-video communication technology via Proof.

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $370,000

Kimberly Beard
Affiant

Subscribed and sworn to before me, this the 12 day of DECEMBER, 2025.

NOTARY PUBLIC
My commission expires 1/25/26

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address New Owner(s) as follows:
TULE RIVER HOMEBUYER EARNED EQUITY AGENCY
10885 SOUTH STATE STREET
SANDY, UT 84070

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 133 12 0 258.00

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 11/21/25 (date of document).

Affiant Signature

12/12/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 of Dec, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

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