Karen Johnson Davidson County
Batch# 1480416 DEEDWARR
10/02/2026 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,494.80
20261002-0091160

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $404,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2026.

Notary Public

My Commission Expires: 3/26/2030
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows: Tule River Homebuyer Earned Equity Agency Inc., a Corporation	Send Tax Bills to: Tule River Homebuyer Earned Equity Agency Inc., a Corporation	Map-Parcel No.(s): 137-13-0A-088.00 CO
31071 CA-190	31071 CA-190	
Porterville, CA 93257	Porterville, CA 93257	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jermaine D. Collins, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tule River Homebuyer Earned Equity Agency Inc., a Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 88 on the Final Plat, Section One, Peninsula Point, as shown on plat of record in Plat Book 9700, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Jermaine D. Collins, an unmarried man, by Warranty Deed from Monte Olin Smith, a married man and Douglas Ray Smith, an unmarried man, dated 11/24/2015 and recorded 11/25/2015 in Instrument No. 20151125-0119741, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: All existing easements and all matters shown on plat of record in Plat Book 9700, Page 98; all matters shown on PUD Boundary Plat in Plat Book 9700, Page 22; and Declaration of Covenants, Conditions and Restrictions of record in Book 9943, Page 908; and Easements in Book 3910, Page 247, Book 3975, Page 452, Book 3852, Page 639, Book 342, Page 600 and Book 9789, Page 995, Register's Office for Davidson County, Tennessee.

This is improved property known as: 712 Milbridge Court, Nashville, TN 37013

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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.

Witness my/our hand(s) this 20th day of August, 2026.

Jermaine D. Collins

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me personally appeared Jermaine D. Collins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August, 2026.

Notary Signature
My commission expires: 12/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 8/20/24 (date of document).

Affiant Signature

8/20/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of August, 2024.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature

MY COMMISSION EXPIRES: 3/16/2030

NOTARY'S SEAL