

Prepared By:
Realty Title & Escrow Company, Inc.
9943 Highway 64
Arlington, TN 38002
(901)260-4790
File No.12-MEM24-17657

Return To:
Hodges Law Firm, PLLC
2294 S. Germantown Rd.
Germantown, TN 38138
(901)754-6440
File No.

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Cynthia L. Choate**, a married woman ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Jonathan David Riddle and Caroline Carpenter**, Husband and Wife ("Grantee") the following described property being situated in Fayette County, Tennessee, to wit:

Beginning at a stake in the east margin of the Canadaville-Hickory Withe Road, said margin being 35 feet east of centerline, this point being the old northwest corner of the J.M. Seward lands, said point also being the northwest corner of a 10.1 acre tract from said point of beginning east, along the south boundary line of Hinton brothers land, 1244.90 feet to a stake, then northwest corner of tract 3 being set aside today; thence south, 210 feet to a stake, the northeast corner of tract 2 being set aside today; thence west, 1244.90 feet to a stake in the east margin of said road; thence north with the east margin of said road, 210 feet to the point of beginning.

Derivation Clause: Being the same property Conveyed to Titleholder by way of Warranty Deed of record at Instrument No. 23006942.

The grantor herein further warrants and covenants that the above described property does not constitute any part of her homestead and that full and adequate consideration has been paid.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

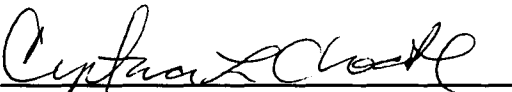
Permitted Encumbrances: Subdivision restrictions, building lines, and easements of record in Plat Book 149, Page 307, Plat Book 408, Page 374, Plat Book 408, Page 832; Easements all of record in the Register's office of Fayette County.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

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(Signatures on following page.)

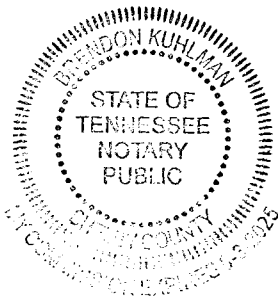
IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 10th day of October, 2024.


Cynthia L. Choate

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 10th day of September, 2024, before me personally appeared Cynthia L. Choate, 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 (or person's) free act and deed.


Notary Public
My Commission Expires: August 3, 2025



Owner Name and Address:
Caroline Carpenter and Jonathan Riddle
125 Camellia Way
Eads, TN 38028

Property Address:
125 Camellia Way
Eads, TN 38028

Send Tax Bills To:
Mortgage Investors Group
8320 E. Walker Springs Ln, Ste 200
Knoxville, TN 37923

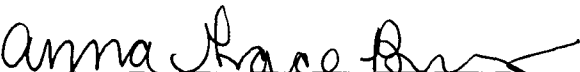
Tax Parcel ID No.:
105 021.00

FAYETTE COUNTY
TRANSFER

OCT 18 2024

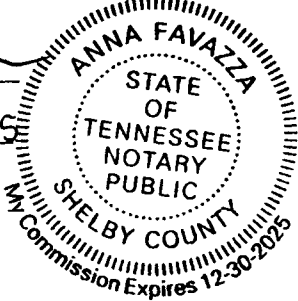
MARK WARD
ASSESSOR OF PROPERTY
BY 

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is \$435,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.


Affiant

Subscribed and sworn to before me this 17th day of October, 2024.


Notary Public
My Commission Expires: 12-30-2025



24006079	
2 PGS:AL-WARRANTY DEED	
EDDIE BATCH: 135617	
10/18/2024 - 08:45 AM	
VALUE	435000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1609.50
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1622.50
STATE OF TENNESSEE, FAYETTE COUNTY	
ED PATTAT	
REGISTER OF DEEDS	