

Wes Williams, Register
Warren County Tennessee
Rec #: 172277 Instrument #: 209101
Rec'd: 15.00 Recorded
State: 795.50 11/27/2023 at 3:22 PM
Clerk: 1.00 in Record Book
Other: 2.00 628
Total: 813.50 Pages 277-279

Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Lane
Columbia, Tennessee 38402-1431

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Three Rivers Home Builders, LLC, A Tennessee Limited Liability Company**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Dawn M. Finchum, an unmarried person**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in the First (1st) Civil District of Warren County, Tennessee and being Lot 2, Phillip Smith Plat as shown on plat of record in Plat Cabinet D, Slide D-154A, Register's Office of Warren County, Tennessee.

BEING a part of the same property conveyed to Three Rivers Home Builders, LLC, A Tennessee Limited Liability Company by deed dated June 8, 2023 of record in Book 612, Page 747, Register's Office of Warren County, Tennessee. See also deed dated August 27, 2020 of record in Book 505, Page 675, Register's Office of Warren County, Tennessee.

Map 50J, Group A, Parcel 5.02

Property Address: 1899 Yager Road, McMinnville, TN 37110

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **Warren** County, Tennessee Register of Deeds office.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 20 day of **November, 2023**.

**Three Rivers Home Builders, LLC.,
A Tennessee Limited Liability Company**

[Signature]
James Dickson, Member

[Signature]
Kimberly Dickson, Member

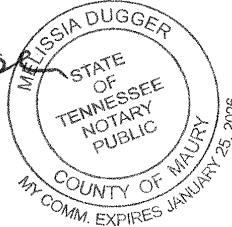
STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, James Dickson and Kimberly Dickson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the authorized signers for **Three Rivers Home Builders, LLC., A Tennessee Limited Liability Company** and are authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 20 day of **November, 2023**.

My commission expires:
11/15/2026

[Signature]
Notary Public



STATE OF TENNESSEE
COUNTY OF maury

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **\$215,000.00**.

[Signature]
Affiant

WITNESS my hand, at office, this 22 day of **November, 2023**.

My commission expires:

[Signature]
Notary Public



NEW PROPERTY OWNERS:

Dawn Finchum
1899 Yager Road
McMinnville, TN 37110

PERSON(S) RESPONSIBLE FOR TAXES:

Same

I, Kim Swanner, 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 11.22.23.

Elizabeth Bloom

11.22.23

Affiant Signature

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 22 day of November, 2023.

Abby Lukonen

Commission Expires: _____

Notary Signature

