This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7692

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 443892 **DEEDWARR**
07/24/2020 02:08:03 PM 3 pgs
Fees: $18.00 Taxes: $1,975.80

20200724-0081658

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $534,000.00.

KCR
Affiant

Subscribed and sworn to before me, this the 15th day of July, 2020.

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan Dieck and Amanda Dieck 6001 Pennsylvania Avenue Nashville TN 37209	New Owner	91-6-Z-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Matthew Douglas Hagen, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ryan Theodore Dieck and Amanda Leigh Dieck, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit A, together with the appurtenant common elements of 6001 Pennsylvania Avenue Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 6001 Pennsylvania Townhomes, of record in Instrument No. 20160822-0087594, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan attached as exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6001 Pennsylvania Townhomes provided in said Declaration, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Matthew Douglas Hagen, a single man by Quitclaim Deed from Matthew Douglas Hagen, unmarried man and Terrance Hagen and Laurie Hagen, husband and wife, dated August 9, 2019, recorded August 14, 2019, of record in Instrument No. 20190814-0081254, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Matthew Douglas Hagen, unmarried man and Terrance Hagen and Laurie Hagen, husband and wife by Warranty Deed from Regal Development, LLC, a Tennessee limited liability company, dated March 14, 2018, recorded March 19, 2018, of record in Instrument No. 20180319-0025879, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Matthew Douglas Hagen ("Principal") by Alyssa Hagen pursuant to the Power of Attorney of record in Instrument Number 20200724-0091657, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

Mrs. Alyssa Hagen joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **6001 Pennsylvania Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2020.

GRANTOR:

Matthew Douglas Hagen by Alyssa Hagen as ATF
Matthew Douglas Hagen by Alyssa Hagen, his Attorney-In-Fact

Alyssa Hagen
Alyssa Hagen

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alyssa Hagen the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Matthew Douglas Hagen ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 15th day of July, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Jim Myers
Notary Public
My Commission expires: _____

EXHIBIT "A"
TO Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant
ATAT

WITNESS my hand and seal at office this 15th day of July, 2020.

Notary Public
My Commission Expires: _____

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020