Karen Johnson Davidson County
Batch# 490587 DEEDWARR
10/06/2020 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20201006-0115855

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8742-SM

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $499,900.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2020.

Notary Public
My Commission Expires: 8/20/24

COUNTY OF CHEATHAM TENNESSEE NOTARY PUBLIC EMILY CROWDER

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin Ballesteros and Jennifer Ballesteros 5616 Cedar Rock Drive Nashville, TN 37211	New Owners	172 10 0A 013.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **David Diehl And Elizabeth Diehl, Husband And Wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Justin Ballesteros and Jennifer Ballesteros, 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:

Land in Davidson County, Tennessee, being Lot No. 13 on the Final Plat of Brentwood Cove, Revision 3, of record in Plat Instrument No. 20010201-0009801, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David Diehl and Elizabeth Diehl, husband and wife by Warranty Deed from James R. Threalkill, married, of record in Instrument No. 20180801-0074822, in the Register's Office of Davidson County Tennessee, dated July 31, 2018 and recorded on August 1, 2018.

This is ☒ improved or ☐ unimproved property located at: **5616 Cedar Rock Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees 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 30th day of September, 2020.

GRANTOR:

David Diehl

Elizabeth Diehl

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Diehl and Elizabeth Diehl, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original executed and authenticated according to law.

Bonnie Curry

State of Tennessee
County of Williamson

Personally appeared before me, Emily Crowder, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

EMILY CROWDER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF CHEATHAM

Emily Crowder, Notary Public

My Commission Expires on 8/20/24