Karen Johnson Davidson County
Batch# 546280 DEEDWARR
01/05/2021 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20210105-0001290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF December, 2020

NOTARY PUBLIC

My Commission Expires

DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Ste 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kathryn Elizabeth Fielder Joseph Mark Willis 847B Dewees Avenue Nashville, TN 37204	Synergy One Lending, Inc. 3131 Camino Del Rio North Suite 150 San Diego, CA 92108	118-02-1J-002.00 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ANNEKE DIEM AND WIFE, NATALIE MORETZ

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

KATHRYN ELIZABETH FIELDER AND JOSEPH MARK WILLIS, WIFE AND HUSBAND

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the plan of 847 Dewees Avenue Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of 847 Dewees Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170627-0064512, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ANNEKE DIEM AND WIFE, NATALIE MORETZ, by deed from ASPEN GROVE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180612-0056246, dated June 8, 2018, said Register's Office.

This improved property is known as 847 Dewees Avenue, Unit B, Nashville, TN 37204.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 5th day of December, 2020.

Anneke Diem

Natalie Moretz

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anneke Diem, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of December, 20.

Notary Public

My commission expires: 03/08/2021

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Natalie Moretz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of December, 20.

Notary Public

My commission expires: 03/08/2021

DENNIS L LEWIS JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

True Copy Certification

I, Tameika Jones, do hereby make the 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 document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY