This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-11282-LV

Karen Johnson Davidson County
Batch# 626146 DEEDWARR
04/30/2021 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $654.90
20210430-0058067

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $177,000.00.

Affiant

STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Subscribed and sworn to before me, this the 29th day of April, 2021.

Notary Public
My Commission Expires: 12-18-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Gee and Stacy Gee 601 Cairo Bend Rd. Lebanon, TN 37087	Address of New Owner	165 13 0A 145.00

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/we, **June Diegmueller, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher Gee and Stacy Gee, husband and wife,** hereinafter called the Grantee(s), 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. 443, on the Plan of Section Ten, Peppertree Forest, of record in Plat Book 7900, Page 938, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter Elmer Diegmueller and June Diegmueller, by Warranty Deed from Ty B. Powers and wife, Monica Powers, of record in Instrument No. 20070814-0097011, in the Register's Office of Davidson County, Tennessee, dated August 13, 2007 and recorded on August 14, 2007.

The said Walter Elmer Diegmueller died on 12/20/2019 leaving June Diegmueller as the surviving tenant by the entirety. Daniel A. Diegmueller was appointed Conservator for June Diegmueller and authorized to execute documents for the sale of 3957 Pepperwood Drive, Antioch, TN 37013, by the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division, Docket No. 20P2083.

This is improved property located at: **3957 Pepperwood Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 29th day of April, 2021.

GRANTOR:

June Diegmueller by Daniel A. Diegmueller her conservator

June Diegmueller by Daniel A. Diegmueller, her Conservator

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Daniel A. Diegmueller, Conservator for June Diegmueller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained, as authorized by order of the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division, Docket No. 20P2083.

WITNESS my hand and seal at office this 29th day of April, 2021.

Andrew T. Vance
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Andrew T. Vance
Notary Public
My Commission expires: 12-18-21

202104300058067

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

