THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36486-07-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $418,000.00. Affiant Subscribed and sworn to before me this 13th day of August, 2021. M. Catherine Clearwaters Notary Public My Commission Expires: 1-6-25

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY M. CATHERINE CLEARWATERS

Karen Johnson Davidson County
Batch# 698459 **DEEDWARR**
08/16/2021 02:33:55 PM 3 pgs
Fees: $18.00 Taxes: $1,546.60

20210816-0110527

WARRANTY DEED

Matthew Sim, Eliza Sim 600 Bagleyshop Drive Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 09012020100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelly C. Diehl, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Sim and Eliza Sim, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 600 Bagleyshop Drive, Nashville, TN 37209.

Kyle Mark Hamlett, spouse of Grantee, joins in the execution of this document to convey any martial interest that he holds in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 13th day of August, 2021.

Kelly C. Diehl

Kyle Mark Hamlett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly C. Diehl and Kyle Mark Hamlett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2021.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Charlotte Park, Section II, of record in Plat Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kelly C. Diehl, unmarried, by deed dated July 8, 2011, from Richard M. McLaurin and wife, Elizabeth F. McLaurin, of record in Instrument No.20110711-0052834, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 09012020100.
2. All matters appearing on the Plan of record as Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee.