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. 36498-07-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me this 18th day of August, 2021. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Kelly Campbell Diehl, Kyle Mark Hamlett 2030 Greenwood Avenue Nashville, TN 37206	**Send Tax Bills To:** CapStar Bank 2002 Richard Jones Road Ste: A300 Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 08303006800

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, **Robert M. Diehl and Sallie S. Diehl,** husband and wife ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Kelly Campbell Diehl and Kyle Mark Hamlett, wife and husband** ("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 2030 Greenwood Avenue, Nashville, TN 37206.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their 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.

Karen Johnson Davidson County
Batch# 700727 DEEDWARR
08/19/2021 10:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20210819-0112300

IN WITNESS WHEREOF, Grantors have executed this instrument on the 18th day of August, 2021.

Robert M. Diehl

Sallie S. Diehl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert M. Diehl and Sallie S. Diehl, 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 18th day of August, 2021.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Resubdivision of Lots 6 and 7 on the Plat of Pontotoc Subdivision, of record in Instrument No. 20050603-0062985, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Lapinski and Lindsay A. Lapinski, husband and wife, by deed dated August 21,2012, from Erik S. Graham and spouse, Laura C. Graham, of record in Instrument No.20120824-0076333, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert M. Diehl and Sallie S. Diehl, husband and wife, by deed dated June 2, 2021 from Michael Lapinski and Lindsay A. Lapinski, husband and wife, of record in Instrument No.20210607-0076281, 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. 08303006800.
2. All matters appearing on the Plan of record as Instrument No. 20050603-0062985, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 8/18/2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public

My commission expires October 2, 2023

