**BOX 10-A**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 766050 DEEDWARR
12/02/2021 11:12:56 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00

20211202-0159747

**RECORD AND RETURN TO:**
**VICTORY TITLE & ESCROW, LLC**
**695 PRESIDENT PL., STE. 203**
**SMYRNA, TN 37167**
**VT211000355**

# WARRANTY DEED

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, this the 30 day of November, 2021**

**Notary Public**

**MY COMMISSION EXPIRES:**

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-23-2025

**THIS INSTRUMENT WAS PREPARED BY**
**VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167**

| ADDRESS OF NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Luann Lee**<br>1489 Clairmont Pl.<br>Nashville TN 37215 | **SAME** | **071-12-0E-038.00 CO** |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Jeffrey Diedrich and Jill Lemon, husband and wife, a 50% undivided interest and Jonathan V. Diedrich, a 50% undivided interest**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Luann Lee** , an unmarried woman

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 Unit 38, Lyric at Cleveland Park, as shown on the Declaration of Covenants, Conditions and Restrictions for Lyric at Cleveland Park, a Horizontal Property Regime with Private Elements of record in Instrument Number 20190729-0074247, as amended in Instrument Number 20210907-0119338, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**BEING the same property conveyed to Jeffrey Diedrich and Jill Lemon, husband and wife, a 50% undivided interest and Jonathan V. Diedrich, a 50% undivided interest by Quit Claim Deed from Jeffrey Diedrich and Jill Lemon, husband and wife,, dated November 4 2021, recorded November 8, 2021 in Instrument Number 20211108-0149020, Register's Office for Davidson County, Tennessee, Also being the same property conveyed to Jeffrey Diedrich and Jill Lemon, husband and wife by Warranty Deed from Cherokee Development Partners, LP, a Tennessee limited partnership, dated 12/29/2020 and recorded 1/5/2021 in Instrument Number 20210105-0001415, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.**

This is improved ( X) property known as **1125 Harmony Way, Nashville, TN 37207**
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. 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 30 day of November, 2021.

**Jeffrey Diedrich**

**Jill Lemon**

STATE OF TEXAS
COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Diedrich and Jill Lemon, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Houston Texas, this 30th day of November, 2021.

Commission Expires: 6-21-2023

Notary Public

Patricia McDaniel
MY COMMISSION EXPIRES
June 21, 2023
NOTARY ID: 835539-9

Witness our hands this 17TH day of November, 2021.

**Jonathan V. Diedrich**

STATE OF TENNESSEE
COUNTY OF RUTHERFOERD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan V. Diedrich the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 17th day of November, 2021.

Commission Expires:_____

Notary Public

