Karen Johnson Davidson County
Batch# 774228 DEEDWARR
12/15/2021 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20211215-0165771

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14918-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-14918-RR

STATE OF TENNESSEE
COUNTY OF Davidson

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Mohamed Ahmed
Affiant

Subscribed and sworn to before me, this the 7th day of December, 2021.

Notary Public
My Commission Expires: 9-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mohamed Ahmed 2100 Nashboro Boulevard Nashville, TN 37217	Pinnacle Bank PO Box 702726 Dallas, TX 75370	135 12 0B 032.00

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, **Anna Dawn Diehl, a single woman and Dean Mark Diehl, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mohamed Ahmed, a single man**, hereinafter called the Grantee(s), his/her/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. 32, Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7, of record in Plat Book 11700, Pages 49 and 50, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Anna Dawn Diehl, Unmarried Woman and Dean Mark Diehl, Married Man, by Warranty Deed from Jennifer Fesmire, Married, and Sarah A. Upchurch, Unmarried, of record in Instrument No. 20190523-0048944, in the Register's Office of Davidson County, Tennessee, dated May 17, 2019 and recorded on May 23, 2019.

** This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **2100 Nashboro Boulevard, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2022, 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 7th day of December, 2021.

GRANTOR:

Anna Dawn Diehl

Anna Dawn Diehl

Dean Mark Diehl

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anna Dawn Diehl and Dean Mark Diehl, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of December, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202112150165771

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-7-21.

Cassidy Lewallen
Affiant Signature

12-8-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of December, 2021.

Bria Sawyers
Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

