THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 797780 DEEDWARR
01/31/2022 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20220131-0011052

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Stephan Britt and Maureen Britt 5226 Dove Trail Nashville, TN 37076	Stephan Britt and Maureen Britt 509 Frankfort Drive Hermitage, TN 37076	098-05-0-116.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Bailey Diaz and Sigfrido Diaz**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Stephan Britt and Maureen Britt**, **husband and wife,** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17-A on the Plan of Zone Lot Division 17, Hunter's Point Subdivision of record in Plat Book 5200, Page 736, as amended in Plat Book 6200, page 192, 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 Bailey McGregor, a single woman, by Warranty Deed from Debra J. Gleaves, a single person, of record on 12/20/2005, at Instrument No. 20051220-0152355, Davidson County Register of Deeds; further being the same property conveyed to Bailey Diaz and Sigfrido Diaz, by QuitClaim Deed from Bailey Diaz, fka Bailey McGregor, of record on 05/18/2018, at Instrument No. 20180518-0047942, Davidson County Register of Deeds. Bailey Diaz and Sigfrido Diaz are married to each other.

This property is commonly known as 5226 Dove Trail, Nashville, TN 37076
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 14 **day of January, 2022**:

Bailey Diaz

Sigfrido Diaz, by
Attorney in fact

Sigfrido Diaz, by Bailey Diaz, Attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bailey Diaz,** the bargainors, 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 and official seal, this 14 day of January, 2022.

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 14th day of January, 2022, before me personally appeared **Bailey Diaz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Sigfrido Diaz**, and who acknowledged that such person executed the same as the free act and deed of **Sigfrido Diaz** .

Witness my hand and official seal, this the 14 day of **January, 2022**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$165,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 14 DAY OF January, 2022:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 01/14/22 (date of document).

Affiant Signature

01/20/22

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 20th day of January, 2022

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL