Name and Address of New Owner:
Joan Popkin
2629 Pennington Avenue
Nashville, TN 37216

Send Tax Bills To:

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 072-11-0-233

Karen Johnson Davidson County
Batch# 809369 DEEDWARR
02/22/2022 11:26:30 AM 2 pgs
Fees: $13.00 Taxes: $1,772.30
20220222-0019832

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Patrick Diener, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joan Popkin,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Burns Subdivision of Maxey Addition of record in Plat Book 161, page 98, 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 Patrick Diener from Gary Goetzman, married, by Warranty Deed dated 09/20/2013 and recorded 10/01/2003 in Instrument No. 20131001-0102652, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of February, 2022.

_____(SEAL)
Patrick Diener

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of February, 2022, before me personally appeared Patrick Diener, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of February, 2022.

Katherine Warren
Notary Signature
My commission expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $479,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18th day of February, 2022.

Katherine Warren
Notary Signature
My commission expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022