Karen Johnson Davidson County
Batch# 811277 DEEDWARR
02/24/2022 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220224-0021496

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-38

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of February, 2022

Notary Public

Commission Expires: 3/2/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jonathan M. DeDiemar and Aydrian Y. DeDiemar PO Box 15087 Santa Ana, CA 92735	NEW OWNER	087-05-OA-137.00-CO

WARRANTY DEED

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, I/WE,

Dale L. Roppel, Jr, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan M. DeDiemar and Aydrian Y. DeDiemar, husband and wife

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 Lot No. 165 on the Plan of Farmingham Woods, Phase III of record in Plat Book 7900, Page 173, 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 Dale L. Roppel, Jr by Warranty deed from Stephanie Shelton, unmarried and Lisa Cross, unmarried of record in Instrument No. 20100524-0039496 Register's Office for Davidson County, Tennessee, dated May 20, 2010 and recorded on May 24, 2010. (Value of consideration shown in aforementioned deed $147,500.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4066 Farmingham Woods Drive, Nashville, TN 37076

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 so 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.

Dated this the 10th day of February, 2022.

Dale L Roppel, Jr.
Dale L. Roppel, Jr

STATE OF Texas
COUNTY OF Harris

On this 14th day of February, 2022, before me personally appeared Dale L. Roppel, Jr, 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 10th day of February, 2022.

Natoma Isatu Bah
Notary Signature
My commission expires:
11/10/2024

NOTARY PUBLIC STATE OF TEXAS

Natoma Isatu Bah

ID NUMBER
13277438-1
COMMISSION EXPIRES
November 10, 2024

Notarized online using audio-video communication

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or 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 2/10/22.

Affiant Signature

2/15/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/15/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON