Name and Address of New Owner:
Daryl B. and Stephanie Kelly Dietz
532 Richmar Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 146 04 0 042.00

Karen Johnson Davidson County
Batch# 813098 DEEDWARR
03/01/2022 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220301-0023269

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, **Timothy Olson, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daryl B. Dietz and Stephanie Kelly Dietz, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 717 ON THE PLAN CALDWELL HALL SECTION 12, AS OF RECORD IN BOOK 3300, PAGE 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Doreen J. Swan, an unmarried person by Warranty Deed from Christopher C. Johnston and wife, Edy L. Johnston of record as (book) 11401 / (page) 945 in the Register's Office for Davidson County, Tennessee, dated March 26, 1999 and recorded on March 26, 1999.

The said Doreen J. Swan having since died on August 30. 2021 being survived by Timothy Olson, sole heir as attested on Affidavits of Heirship of record as Instrument Nos. 20211015-0139061 and 20211015-0139062, Register's Office for Davidson County, Tennessee.

Being also known as 532 Richmar Drive, Nashville, TN 37211/ Parcel No. 146 04 0 042.00

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 11th day of February, 2022.

Timothy Olson (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of February, 2022, before me personally appeared Tim Olson, 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 11th day of February, 2022.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $440,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11th day of February, 2022.

Notary Public
My commission expires:
File No. 2022-4181-RS

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 2/11/22 (date of document).

Affiant Signature

2/14/22
Date

State of TN

County of DAVIDSON

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

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25