THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220339896**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) WG Williamson The actual consideration or value, whichever is greater, for this transfer is: $1,011,000.00. Affiant Subscribed and sworn to before me, this 24th day of March, 2022. Notary Public My Commission Expires: _____

KAYLAN GILBERT NOTARY PUBLIC TENNESSEE My Comm Exp. 5/24/2025 COUNTY OF WILLIAMSON

KAYLAN GILBERT NOTARY PUBLIC TENNESSEE My Comm Exp. 5/24/2025 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 839201 DEEDWARR
04/13/2022 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $3,740.70
20220413-0043056

WARRANTY DEED

Address New Owner: Karen Turner and Jeffrey Turner 19 Bridlington Court Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160 11 0A 049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Dieck and Dinah Dieck, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen Turner and Jeffrey Turner, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 49, as shown on the map entitled Phases II, III & IV, Hemmingwood, of record in Book 6900, Pages 6, 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to James Dieck and Dinah Dieck, husband and wife, by Warranty Deed from Michael A. Bryant and wife, Catherine M. Bryant, of record in Instrument No. 20210715-0095227, in the Register's Office of Davidson County, Tennessee, dated July 14, 2021 and recorded on July 15, 2021.

The execution of this instrument is affected by the signature of Ryan Dieck as Attorney-in-Fact for Dinah Dieck, which Power of Attorney is recorded in Book 20220413004305_____, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phases II, III, and IV, Hemmingwood, as recorded in Plat Book 6900, Page(s) 6, 7 and 8.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6730, Page 329, as amended in Book 6892, Page 540; Book 6925, Page 268 as Corrected in Book 6948, Page 268; Book 7269, Page 387; Book 7474, Page 205 and Instrument No. 20130619-0062819 as amended in Instrument No. 20210401-0043070.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4974, Page 788 and Book 10170, Page 584.

Easement recorded in Book 7310, Page 777; Book 7597, Page 695 and Book 7597, Page 723.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6728, Page 673.

Settlement Agreement as set forth in instrument recorded in Book 10573, Page 316.

This is improved property located at 19 Bridlington Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 24th day of March, 2022.

James Dieck

Dinah Dieck by Ryan Dieck, as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, by Ryan Dieck with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Dinah Dieck and he is authorized by Dinah Dieck to execute this instrument on their behalf.

Witness my hand, at office, this 24th day of March, 2022.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Dieck, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 24th day of March, 2022.

Notary Public

My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

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 March 24th 2022.

Affiant Signature

3/29/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/29/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON