Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAG-22-97

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16510-DJ

Karen Johnson Davidson County
Batch# 850140 DEEDWARR
05/03/2022 02:34:58 PM 3 pgs
Fees: $18.00 Taxes: $1,724.94

20220503-0051434

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $466,200.00.

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2022.

Notary Public
My Commission Expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Randall Cone and Lisa Taylor Cone 14 masters Court Potomac, MD 20854	new owner	172-01-0A-120-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Maryjo Faden, individually as devisee and as Personal Representative of the Estate of Nancy Dittmeier, and Paula Hunger as devisee**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William Randall Cone and Lisa Taylor Cone, husband and wife**, hereinafter called the Grantee(s), 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 all of Lot No. 120, Revised Plan of Copperfield, according to survey and plat of same appearing of record in Book 6900, pages 555-559, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Raymond Dittmeier and Nancy Dittmeier, husband and wife by Warranty Deed from Dovanna Brown, unmarried, dated September 25, 2008, recorded October 8, 2008, of record in Instrument No. 20081008-0102073, Register's Office for Davidson County, Tennessee. The said Raymond Dittmeier having since died on October 15, 2019, property passing to Nancy Dittmeier by operation of law as sole heir in the entirety. The said Nancy Dittmeier aka Nancy May Dittmeier having since died on September 7, 2021, property passing in accordance with the terms of Case No. 21P-2099, Seventh Circuit Court of Davidson County, Tennessee (Probate Division). Pursuant to the Affidavits of Heirship of Nancy Dittmeier, recorded in Instrument No. 20220503-0051432 and Instrument No. 20220503-0051433, Register's Office for Davidson County, Tennessee, title was vested in Maryjo Faden and Paula Hunger, as the sole heirs-at-law of Nancy Dittmeier, deceased.

This is improved property located at: **97 Trotwood Mews, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do 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. Whenever used, the singular number 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 26 day of April, 2022.

GRANTOR:

Mary Jo Faden, Individually and as Trustee

STATE OF FLORIDA
COUNTY OF BREVARD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Jo Faden, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26 day of April, 2022.

JESSICA KEENAN
Notary Public - State of Florida
Commission # GG 368007
My Comm. Expires Dec 16, 2023
Bonded through National Notary Assn.

Notary Public
My Commission expires: 12/16/23

GRANTOR:

Mary Jo Faden, as Personal Representative for the Estate of Nancy Dittmeier

STATE OF FLORIDA
COUNTY OF BREVARD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Jo Faden, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Personal Representative of the Estate of Nancy Dittmeier and has executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26 day of April, 2022.

JESSICA KEENAN
Notary Public - State of Florida
Commission # GG 368007
My Comm. Expires Dec 16, 2023
Bonded through National Notary Assn.

Notary Public
My Commission expires: 12/16/23

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2022.

GRANTOR:

Paula Hunger as devisee

STATE OF Oregon
COUNTY OF Benton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paula Hunger, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of April, 2022.

Notary Public
My Commission expires: April 6, 2024

OFFICIAL STAMP
SEAN PATRICK CHARLTON
NOTARY PUBLIC-OREGON
COMMISSION NO. 998867
MY COMMISSION EXPIRES APRIL 6, 2024