THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220340126**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $330,000.00 Affiant Subscribed and sworn to before me, this 5th day of May, 2022. Notary Public My Commission Expires: 3/15/25

Karen Johnson Davidson County
Batch# 855802 DEEDWARR
05/16/2022 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220516-0055852

HANNAH LEWIS
NOTARY PUBLIC
TENNESSEE
My Comm Exp
3/15/2025
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Addam Diamond and Icy Diamond 3104 Moorewood Drive Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 060 02 0 145.00

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, **Nicholas T. Degraffenried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Addam Diamond and Icy Diamond, husband and wife**, ("Grantees"), their 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 No. 114, on the Plan of Section One, Parkwood Estates of record in Book 2900, Page 119-120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicholaus T. DeGraffenried, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20200804-0086337, in the Register's Office of Davidson County, Tennessee, dated July 31, 2020 and recorded on August 04, 2020.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Parkwood Estates, as recorded in Plat Book 2900, Page(s) 119 & 120.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3136, Page 52.

Easement for the flow of the waters of the Ewing creek, and the rights of the public therein. Rights of upper and lower riparian owners to the flow of the waters of the Ewing creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Ewing creek.

This is improved property located at 3104 Moorewood Drive Nashville TN 37207

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 02 day of May, 2022.

Nicholas T. Degraffenried

STATE OF California)
COUNTY OF Los Angeles)

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

Witness my hand, at office, this 02 day of May, 2022.

Notary Public
My Commission Expires: NOV 20, 2022

TRINA BROWN
Comm. #2267800-Mfr. #NNA1
Notary Public
CALIFORNIA
Los Angeles County
My Comm. Exp. Nov 20, 2022

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 5-2-22.

Affiant Signature

5-5-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5-5-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON