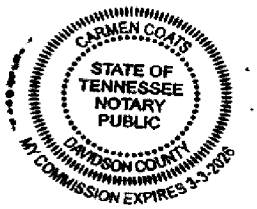
Karen Johnson Davidson County
Batch# 856073 DEEDWARR
05/16/2022 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220516-0056041

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2022.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Spencer Logan Diehl and Caitlyn Joy Diehl	Ameris Bank	082-04-0-355.00
926 Sharpe Avenue	1800 Parkway Place #820	
Nashville, TN 37206	Marietta, GA 30067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM RANDOLPH BELL AND CATHY JEAN BELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPENCER LOGAN DIEIIL AND CAITLYN JOY DIEHL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Easterly One-Half of Lot No. 39 on the Plan of the W.H. Hyronemus Addition, as of record in Book 161, Page 174, Register's Office, Davidson County, Tennessee.

Said Easterly One-Half of Lot No. 39 fronts the Southerly margin of West Sharpe Avenue and runs back between parallel line 168 feet to an alley.

Being the same property conveyed to William Randolph Bell and Cathy Jean Bell, husband and wife by Warranty deed from Leader Federal Bank For Savings, a Federally Chartered Banking Association of record in Book 9372, page 583, Register's Office for Davidson County, Tennessee, dated May 26, 1994 and recorded on June 08, 1994.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 926 Sharpe Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of May, 2022.

William R Bell
William Randolph Bell

Cathy C Bell
Cathy Jean Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Randolph Bell and Cathy Jean Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of May, 2022.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 05/06/2022 ____ (date of ~~document~~).

Affiant Signature

05/06/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025