This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20227314 After Recording Return To The Above.	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$525,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. JoAnn B Diserio Affiant Sworn to and subscribed before me this 8th day of July, 2022. Georgette R Kennedy Notary Public My Commission Expires 01-06-25

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 8th day of July, 2022, among:

SUSAN WALLACE DIEFENBACH, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

LINDA S. CHANCEY AND RONALD R. CHANCEY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 116, together with Carport "H" on the Horizontal Property Regime for Windsor Terrace Condominiums, as recorded in the Master Deed of record in Book 7150, page 921, amended in Book 7729, page 206 and as shown on plat of record in Plat Book 6250, page 869, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Susan Wallace Diefenbach, married by Warranty deed from Dr. Phyllis A. Langton, Trustee of the Dr. Phyllis A. Langton Revocable Trust Agreement, dated May 01, 2001, amended October 14, 2015 of record in Instrument No. 20181211-0120307 Register's Office for Davidson County, Tennessee, dated December 07, 2018 and recorded on December 11, 2018.

Being also known as 116 Windsor Terrace Drive Nashville, TN 37221.

Philip Robert Diefenbach became deceased on December 26, 2021, leaving Susan Wallace Diefenbach as rights of survivorship.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

Karen Johnson Davidson County
Batch# 886724 DEEDWARR
07/11/2022 10:37:15 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20220711-0079329

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Susan Wallace Diefenbach

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Susan Wallace Diefenbach**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2022.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Linda S. Chancey and Ronald R. Chancey
Address: 116 Windsor Terrace Drive
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 143-01-0A-116.00-CO