THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37304-08-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $422,064.00. x _____ Affiant Subscribed and sworn to before me this 23rd day of September, 2022. _____ Notary Public My Commission Expires:

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-19-2023

WARRANTY DEED

Address New Owner: Charles Howard Newsom and Stacy Branum Newsom 1127 General George Patton Road Nashville, TN 37221	**Send Tax Bills To:** First National Bank of Middle Tennessee 200 East Main St McMinnville, TN 37110	**Tax Information:** Map and Parcel No.: 142090D03000CO

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, **Katherine I. Diehl, formerly known as Katherine D. Purple** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Howard Newsom and Stacy Branum Newsom, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. BN 9/23/22

This is improved property located at 1127 General George Patton Road, Nashville, TN 37221.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 921223 DEEDWARR
09/26/2022 09:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,561.64
20220926-0106051

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21ST day of September, 2022.

Katherine I. Diehl, formerly known as Katherine D. Purple,
by Charles E. Purple, her attorney-in-fact

STATE OF Maryland

COUNTY OF Howard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles E. Purple, 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 Katherine I. Diehl, formerly known as Katherine D. Purple, and he is authorized by Katherine I. Diehl, formerly known as Katherine D. Purple, to execute this instrument on her behalf.

Witness my hand, at office, this 21 day of September, 2022.

Notary Public

My Commission Expires:

David A. Marks
Notary Public State of Maryland
My Commission Expires 4/16/2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1127, together with Carport No. 1127-C, on the Plan of Section Six, Phase One, River Plantation Condominium Apartments of record in Plat Book 5200, pages 359 and 360, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Six), a horizontal property regime established by Master Deed of record in Book 5794, page 526, amended in Instrument No. 20050504-0050172, and Instrument No. 20080423-0041324, said Register's Office.

Being the same property conveyed to Katherine D. Purple and Charles I. Diehl, joint tenants with right of survivorship, by deed dated August 6, 1993 from Roger W. Alsup, a single person, of record in Book 9042, Page 826, Register's Office for Davidson County, Tennessee. Charles I. Diehl having since died on January 4, 1996. Katherine D. Purple having resumed her maiden name of Katherine I. Diehl.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 142090D03000CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Six), of record in Book 5794, page 526, amended in Instrument No. 20050504-0050172, and Instrument No. 20080423-0041324, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee.
4. Easement to USA of record in Book 2274, page 547, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Pam Autry,** 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 this the 23rd day of September, 2022.

Affiant Signature
Date 09/23/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23rd day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024