Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3939
Parcel ID: 117-09-0C-004.00

Property Address:
302 Charlesgate Place, Nashville, TN 37215

Karen Johnson Davidson County
Batch# 930241 DEEDWARR
10/17/2022 10:30:37 AM 2 pgs
Fees: $13.00 Taxes: $3,854.85

20221017-0113252

—Above This Line Reserved For Official Use Only—

Warranty Deed

Send Tax Statements To:
New owner

Address of New Owner:
Christine Shieh
302 Charlesgate Pl
Nashville, TN 37215

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **KRISTIN ELIZABETH DIETRICH, and CATHERINE LYNNAE D'ANTONIO f/k/a CATHERINE LYNNAE DIETRICH,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **CHRISTINE SHIEH, an unmarried woman,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the plan of Burlington, of record in Book 5200, page 403, 404, 405 and 406, Register's Office for said County.

SAID Lot No. 4 fronts 74.56 feet on the southerly margin of Charlesgate Place and extends back 90.54 feet on the easterly line and 99.63 feet on the westerly line to a dead line in the rear, measuring 74.00 feet thereon.

Being the same property conveyed to Mary Sue Dietrich, by Quitclaim Deed from William D. Dietrich and spouse, Mary Sue Dietrich, dated November 21, 1991, of record in book 8499, page 435, on December 3, 1991, Register's Office for Davidson County, Tennessee. Mary Sue Dietrich having since died testate on 4/8/2022. Property vested to Catherine Lynnae D'Antonio, f/k/a Catherine Lynnae Dietrich, and Kristin Elizabeth Dietrich, pursuant to the Last Will and Testament of Mary Sue Dietrich, Probate #22P1061, Seventh Circuit Court of Davidson County, Tennessee.

This is improved property known as, 302 Charlesgate Place, Nashville, TN 37215

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 5200, page 403, Plat Book 5200, page 404, Plat Book 5200, page 405, Plat Book 5200, page 406 and Plat Book 5974, page 777, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 5863, page 796 and Book 6046, page 134, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signature, this 13th day of October, 2022.

KRISTIN ELIZABETH DIETRICH

CATHERINE LYNNAE D'ANTONIO

STATE OF Tennessee
COUNTY OF Williamson

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named KRISTIN ELIZABETH DIETRICH , with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this 14 day of October, 2022.

Notary Public
My Commission Expires:
11-13-24

STATE OF Texas
COUNTY OF Bexar

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named CATHERINE LYNNAE D'ANTONIO, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this 13th day of October, 2022.

RICHARD L SCHOFF
Notary ID #124389376
My Commission Expires
November 12, 2022

Notary Public
My Commission Expires:
Nov 12, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $1,041,850.00.

Affiant

SWORN TO and subscribed before me on this 17th day of October, 2022.

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Notary Public

My Commission Expires: