THIS INSTRUMENT PREPARED BY:
Wilmer & Lee, P.A.
100 Washington Street
Huntsville, Alabama 35801

TAX RESPONSIBILITY:
Joyce Louise Dietzen
1300A Douglas Avenue
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch# 936882 DEEDWARR
11/02/2022 11:11:09 AM 4 pgs
Fees: $23.00 Taxes: $1,394.90
20221102-0118317

PROPERTY OWNER:
Joyce Louise Dietzen
1300A Douglas Avenue
Nashville, Tennessee 37206

Map-Parcel No: 072 13 04 0001.0000

STATE OF TENNESSEE
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE made and entered into on this 21st day of October, 2022, by and between Katherine Anita Dietzen, Joyce Louise Dietzen and Jeffrey N. Cowie, as Personal Representatives of the Estate of Anita Q. Hand, hereinafter referred to as Grantors, and Joyce Louise Dietzen, hereinafter referred to as Grantee.

WITNESSETH: That the Grantors for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, to them cash in hand, paid by the Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee, in fee simple together with every contingent remainder and right of reversion, in the following described real estate situated in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

> Unit No. A of the 1300 Douglas Avenue Townhomes, a Horizontal Property Regime with Private Elements as shown in the Declaration of Covenants, Conditions and Restrictions for 1300 Douglas Avenue Townhomes, a Horizontal Property Regime with Private Elements, a horizontal property regime with private elements and no general common elements of record in Instrument No. 20170327-0029225, and amended in Instrument No. 20180504.0042745, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.
>
> Being the same property conveyed to Anita Hand by Warranty Deed, dated April 26, 2018, and recorded May 4, 2018 as Instrument No. 20180504-0042746, in said Register's Office for Davidson County, Tennessee.
>
> NO TITLE OPINION REQUESTED OR RENDERED.

TO HAVE AND TO HOLD the lot or parcel of land above described, together with all and singular the rights privileges tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee, together with every contingent remainder and right of reversion.

GRANTORS do hereby covenant with and represent unto the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of the real estate above described; that the same is free from all encumbrances except ad valorem taxes for the tax year of conveyance, easements, rights of way, restrictions of record; that they have a good and lawful right to sell and convey the same as aforesaid; and that they, their successors and assigns shall warrant and defend the title to same unto the said Grantee, except as to said Taxes, easement, rights of way and restrictions of record.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on the day and year first above written.

Katherine Anita Dietzen

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned Notary Public, in and for said County and State, hereby certify that Katherine Anita Dietzen, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, the Deed was executed voluntarily on the day the same bears date.

BRIANNE DANILCZYK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: March 3, 2026

Joyce Louisa Dietzen

STATE OF TN
COUNTY OF Davidson

I, the undersigned Notary Public, in and for said County and State, hereby certify that Joyce Louisa Dietzen, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, the Deed was executed voluntarily on the day the same bears date.

Notary Public
My Commission Expires: 11-3-2025



Jeffrey N. Cowie

Jeffrey N. Cowie

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned Notary Public, in and for said County and State, hereby certify that Jeffrey N. Cowie, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, the Deed was executed voluntarily on the day the same bears date.

KATRINA J. PROFFITT NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public
My Commission Expires: My Commission Expires 05/13/2024

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $377,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jeffrey N. Cowie

Affiant

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned Notary Public, in and for said County and State, hereby certify that Jeffrey N. Cowie, whose name is signed to the foregoing Oath of Consideration and who is known to me, acknowledged before me on this day, that being informed of the contents of such Oath of Consideration, executed the same on the day the same bears date.

KATRINA J. PROFFITT NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public
My Commission Expires: My Commission Expires 05/13/2024

KATRINA J. PROFFITT NOTARY PUBLIC ALABAMA STATE AT LARGE