WARRANTY DEED

Karen Johnson Davidson County
Batch# 978294 DEEDWARR
03/08/2023 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $6,956.00
20230308-0016782

MJ-P-23-1122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,880,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
1122 OMAN TRUST DATED FEBRUARY 10, 2023	Same as new owner	
(NAME) P.O. Box 121859	(NAME)	**15900006000**
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AARON JUEL DIDIER AND IRINA ALEXANDROVNA DIDIER, CO-TRUSTEES OF THE DIDIER FAMILY TRUST, DATED JULY 25, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1122 OMAN TRUST DATED FEBRUARY 10, 2023,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows; to wit:

Beginning at a point in the enter of Oman Drive (also known as Oman Memorial Drive), 1250 feet easterly from the intersection of the center line of said Drive and the center of Granny White Pike; thence northwardly 429 feet to the southern boundary line of said Eddy Arnold property; thence with the southern boundary line of said Eddy Arnold property and a fence north 68 deg. 35 min. east 303.7 feet to an iron pin; thence south 5 deg. 30 min. west 607 feet to the center of said Drive; thence with the center of said Drive, north 72 deg. west 81.5 feet to the beginning of a curve; thence around said curve having a radius if 507 feet northwestwardly 143.5 feet to the beginning, containing 3.29 acres, more or less.

Being the same property conveyed to Aaron Juel Didier and Irina Alexandrovna Didier, husband and wife, Aaron Juel Didier and Irina Alexandrovna Didier, Co-Trustee's of the Didier Family Trust, dated July 25, 2019 by Quitclaim deed from Aaron Juel Didier and Irina Alexandrovna Didier, husband and wife of record in Instrument No. 20210706-0090534 Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on July 7, 2021.

The above referenced instrument having been corrected by scriveners affidavit of record in Instrument Number 20230227-0013743 in the Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Aaron Juel Didier and Irina Alexandrovna Didier, Co-Trustee's of the Didier Family Trust, dated July 25, 2019 by Quitclaim Deed of record in Instrument Number _202303080016781_____ in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1122 Oman Drive, Brentwood, Tennessee 37027**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 6th DAY OF MARCH, 2023.

The Didier Family Trust, dated July 25, 2019

BY: _____
Aaron Juel Didier
Co-Trustee

BY: Irina Alexandrovna Didier
Irina Alexandrovna Didier
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared AARON JUEL DIDIER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CO-TRUSTEE of THE DIDIER FAMILY TRUST, DATED JULY 25, 2019, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CO-TRUSTEE.

Witness my hand and official seal, this the 6th of March, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared IRINA ALEXANDROVNA DIDIER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CO-TRUSTEE of THE DIDIER FAMILY TRUST, DATED JULY 25, 2019, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CO-TRUSTEE.

Witness my hand and official seal, this the 6th of March, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 March 6, 2023.

Affiant Signature

March 8, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

8th day of March, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024