Karen Johnson Davidson County
Batch# 1021326 DEEDWARR
06/30/2023 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,487.40
20230630-0050200

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Y-P-23-0504

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:	MAP / PARCEL NUMBER (S)
Robert Angelo Dirienzo, Jr. and Michelle A. Dirienzo	**FirstBank**	
(NAME)	(NAME)	
504 Leeanne Drive	**722 Columbia Avenue**	**147-11-0-054.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Franklin, TN 37064**	
(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, **CELIKA C. PETERS N/K/A CELIKA LIEDER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT ANGELO DIRIENZO, JR. AND MICHELLE A. DIRIENZO, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 437 on the Plan of Whispering Hills Section II-C of record in Plat Book 2663, Page 66 and 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Celika C. Peters, an unmarried woman by Warranty deed from Kraig Haberer (by Julie Haberer, Attorney-in-Fact, by virtue of Power of Attorney recorded in Instrument No. 201810150101924, Register's Office for Davidson County, Tennessee) and wife, Julie Haberer of record in Instrument No. 20181015-0101924 in the said Register's Office, dated October 12, 2018 and recorded on October 15, 2018.

Celika C. Peters having since married and is now known as Celika C. Lieder. Subject property having never been said grantors primary marital residence.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 66 and 67, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2797, Page 483, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **504 Leeanne Drive, Nashville, Tennessee 37211**.

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 29th DAY OF JUNE, 2023.

Celika C. Lieder

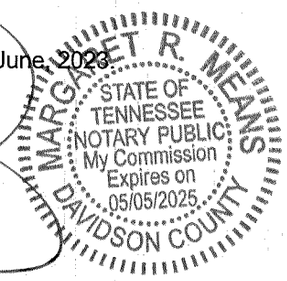
Celika C. Lieder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



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 29 day of June, 2023.

Affiant Signature
Date 6-29-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON