Karen Johnson Davidson County
Batch# 1030425 DEEDWARR
07/25/2023 03:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,058.20
20230725-0057442

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2103

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 2023

Lissa Groom
Notary Public

Commission Expires: 7-16-2024

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Carita Harrison Reaves and Langston B. Bledsoe-Ragland 731 Bradburn Village Way Antioch, TN 37013	Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	164-06-0B-156.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Marc Dietz and Shae Dietz, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carita Harrison Reaves, an unmarried woman and Langston Boaz Bledsoe-Ragland, an unnmarried man, tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Unit No. 156, on the Plan of the Townhomes of Bradburn Village, Phase 2, Section I, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village, of record in Instrument No. 20180924-0094137, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marc Dietz and Shae Dietz, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20190807-0078476 Register's Office for Davidson County, Tennessee, dated August 01, 2019 and recorded on August 07, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 731 Bradburn Village Way, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 28th day of June, 2023.

Marc Dietz

Shae Dietz

NOTARY ACKNOWLEDMENT ATTACHED HERETO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of June, 2023, before me personally appeared Marc Dietz and Shae Dietz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2023.

Notary Signature
My commission expires:

ARKANSAS INDIVIDUAL ACKNOWLEDGMENT
16-47-107(b)

State of Arkansas
County of Franklin } ss.

On this 7 (Day) day of July (Month), 2023 (Year), before me, a Notary Public, appeared the within named

Marc Dietz and Shae Dietz (Name(s) of Person(s) Acknowledging), to me

☐ personally well known — **OR** —

☑ satisfactorily proven to be such person(s)

who stated and acknowledged that he/she/they had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7 (Day) day of July (Month), 2023 (Year).

DALE E JONES
Notary Public-Arkansas
Logan County
My Commission Expires 01-10-2032
Commission # 12717399

Place Notary Seal/Stamp Above

Dale E. Jones
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 7/7/2023 Number of Pages: 2

Signer(s) Other Than Named Above: _____

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~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 June 28, 2023.

Tracey Trumphour
Affiant
Date: 6-28-2023

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 28 day of June, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY