Karen Johnson Davidson County
Batch# 1045631 DEEDWARR
09/01/2023 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20230901-0068933

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~30th~~ 1st DAY OF ~~AUGUST~~ September, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

JM-RF-23-1019

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)
Rami R. Ajjuri and Emily E. Spyridon	**CapStar Bank**	
(NAME)	(NAME)	**051-07-0-028.00**
1019 Saunders Ave	**2002 Richard Jones Road, Ste. A300**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Nshville, TN 37215**	
(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, **JOSHUA E. DIEKMAN AND JESSICA ROSE DIEKMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAMI R. AJJURI AND EMILY E. SPYRIDON, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, Being Lot No. 35 on the Plan of Pleasant Acres, Section Four, as of record in Book 2133, Page 121, Register's Office for said County.

Said Lot No. 35 fronts 95 feet on the Northeasterly side of Saunders Drive and runs back 363.65 feet on the Northwest line and 413.76 feet on the Southeast line, to a dead line in the rear on which it measures 155 feet.

Being the same property conveyed to Joseph E. Diekman and Jessica Rose Diekman, husband and wife, by Warranty Deed from Zobair Rahimi, a married man, dated June 26, 2020 and recorded July 6, 2020 in Instrument No. 20200706-0072178, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Book 2133, Page 121, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2298, Page 445, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 5435, Page 248, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenant for detached structure recorded in Instrument No. 20200204-0013129, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1019 Saunders Ave, Madison, Tennessee 37115**.

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 30th DAY OF AUGUST, 2023.

Joshua E. Diekman

Jessica Rose Diekman

Jessica Rose Diekman

STATE OF ~~TENNESSEE~~ RSW Kentucky
COUNTY OF ~~DAVIDSON~~ RSW Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA E. DIEKMAN, 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 30th of August, 2023.

Notary Public
My Commission Expires: 01-31-2024
(SEAL)

Robin S Weiss
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # KYNP 1711
MY COMMISSION EXPIRES January 31, 2024

STATE OF ~~TENNESSEE~~ RSW Kentucky
COUNTY OF ~~DAVIDSON~~ RSW Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA ROSE DIEKMAN, 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 30th of August, 2023.

Notary Public
My Commission Expires: 01-31-2024
(SEAL)

Robin S Weiss
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # KYNP 1711
MY COMMISSION EXPIRES January 31, 2024

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

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/30/23 (date of document).

Jennifer Russell
Affiant Signature

9/1/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1st day of September 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

