THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845559** Karen Johnson Davidson County Batch# 1055522 DEEDWARR 09/29/2023 10 49 19 AM 2 pgs Fees $13 00 Taxes $2,644 58 20230929-0076568	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $714,750 00 Affiant Subscribed and sworn to before me, this 28th day of September, 2023 Notary Public My Commission Expires ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 05, 2024

WARRANTY DEED

Address New Owner. Jenny Elizabeth Wilkinson and William Frederick Wilkinson 6001 Pennsylvania Avenue Nashville TN 37209	Send Tax Bills To New Owner	Tax Information Tax Parcel ID No 091 06 0Z 001 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Theodore Dieck and Amanda Leigh Dieck, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jenny Elizabeth Wilkinson and William Frederick Wilkinson, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 6001 Pennsylvania Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6001 Pennsylvania Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20160822-0087594, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ryan Theodore Dieck and Amanda Leigh Dieck, husband and wife, by Warranty Deed from Matthew Douglas Hagen, married, of record in Instrument No. 20200724-0081658, in the Register's Office of Davidson County, Tennessee, dated July 15, 2020 and recorded on July 24, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20160822-0087594

This is improved property located at 6001 Pennsylvania Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2023

Ryan Theodore Dieck

Amanda Leigh Dieck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Theodore Dieck and Amanda Leigh Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

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

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024