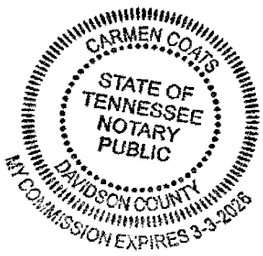
Karen Johnson Davidson County
Batch# 1063460 DEEDWARR
10/20/2023 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $3,396.60
20231020-0082554

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $918,000.00. Amanda K Ken Affiant Subscribed and sworn to before me, this the 18th day of October, 2023. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric Diggs, Jordan Diggs, and Jonathan Diggs	Wesley Mortgage, LLC	049-01-0B-023.00-CO
616 Cherry Grove Point	9009 Carothers Pkwy Ste. A-3	
Whites Creek, TN 37189	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERICA STOXSTILL-DIGGS AND LAJUAN STOXSTILL-DIGGS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC DIGGS, AN UNMARRIED MAN, JORDAN DIGGS, AN UNMARRIED MAN AND JONATHAN DIGGS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 30 on the plan of Final Plat of Cherry Grove, Phase 1B, as shown by plat of record in Instrument No. 20060927-0119685, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20150928-0098482, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Erica Stoxstill-Diggs and Lajuan Stoxstill-Diggs, wife and husband by Warranty deed from Hamidreza Parsa, unmarried (by Christopher M. Corriveau, Attorney-in-Fact, by virtue of Power of Attorney recorded in Instrument No. 20150202-0009697); said Warranty deed of record in Instrument No. 20160518-0049734 Register's Office for Davidson County, Tennessee, dated May 13, 2016 and recorded on May 18, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 616 Cherry Grove Point, Whites Creek, TN 37189, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of October, 2023.

Erica Stoxstill Diggs

Erica Stoxstill-Diggs

LaJuan Stoxstill-Diggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Erica Stoxstill-Diggs and LaJuan Stoxstill-Diggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of October, 2023.

J. B. Miller

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 18, 2023 (date of document).

Affiant Signature

October 20, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of October, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023