AFTER RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21992-DD

ADDRESS NEW OWNER: Jonathan DeDiemar
Aydrian DeDiemar
2800 Lakeside Meadows Circle
Mt. Juliet, TN 37122

SEND TAX BILL TO: NEW OWNER

Karen Johnson Davidson County
Batch# 1093293 DEEDWARR
01/24/2024 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,495.65
20240124-0004684

MAP-PARCEL NOS. 110-03-0A-041.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Steve Thompson and Mary Catherine Thompson, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jonathan DeDiemar and Aydrian DeDiemar, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the plan of Phase 2, Lakeside Meadows, of record in Instrument No. 20080512-0048984, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Steve Thompson and wife, Mary Catherine Thompson by Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, dated June 28, 2011 and recorded June 29, 2011, of record in Instrument No. 20110629-0049685, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2800 Lakeside Meadows Circle, Mt. Juliet, TN 37122.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plan of Phase 2, Lakeside Meadows of record in Instrument No. 20080512-0048984, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions and Restrictions for Lakeside Meadows in Instrument No. 20080731-0078498, as amended in Instrument No. 20110927-0074551, said Register's Office.(4) Unconditional right to the use of water from a spring (on acreage) in Book 1101, Page 112, said Register's Office.(5) Stormwater Detention Agreement in Instrument No. 20070112-0005324, said Register's Office.(6) Declaration of Easement Agreement with Covenants and Restrictions in Instrument No. 20160427-0041171 (landscaping easement for Phase 2 affecting Lot 38, Phase 2), said Register's Office.(7) Quitclaim Deed to Lakeside Meadows Homeowners Association for Open Space in Instrument No. 20161103-0116574 and Instrument No. 20161103-0116575, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of January 2024.

X _____ X _____

Steve Thompson Mary Catherine Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Steve Thompson,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 23rd day of January 2024.

_____

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mary Catherine Thompson,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 23rd day of January 2024.

_____

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $674,500.00.

_____
Affiant

Subscribed and sworn before me this 23rd day of January 2024.

_____
Notary Public
My Commission Expires: 5-1-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

File No. 2401-004

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/23/24 (date of document).

Kirsten Virden

Affiant Signature

Date: 1/23/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of January, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

