2024-0301

Karen Johnson Davidson County
Batch# 1116621 DEEDWARR
04/01/2024 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.13
20240401-0021910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $504,900.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 2024.

Notary Public

My commission expires: 4/22/26

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jackson T. Pettus and Stevie S. Pettus	New Owner	091-05-0-278.00
707 23rd Street		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Andrew T. Diehl, an unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jackson T. Pettus and Stevie S. Pettus, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No. 2 on the Plan of Hayes Subdivision (Two Lot Subdivision of Part of Lot No.8 of West Nashville Annex) of record in Plat at Instrument No. 20060127-0010753, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of the property.

Being the same property conveyed to Andrew T. Diehl, an unmarried man by Warranty Deed from Natalie C. Ostrander, unmarried and Crystal D. Armentrout, unmarried of record in Instrument No. 20170417-0036509 Register's Office for Davidson County, Tennessee, dated April 11, 2017 and recorded on April 17, 2017 and Scrivener' s Affidavit recorded on July 12, 2017, recorded Instrument No. 20170712-0070033.

This is improved property known as **707 23rd Street, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of March, 2024.

Andrew T. Diehl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Andrew T. Diehl, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of March, 2024.

Notary Public
My Commission Expires: 3.25.27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

LTC File No. 24-000426-626

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 3/27/24 (date of document).

Affiant Signature

3/28/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON