WARRANTY DEED

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2024.

Liz Davis
Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan Short Deborah A. Short	Nathan Short Deborah A. Short	086-08-0-048.00
(NAME) 1016 Locust Grove Road	(NAME) 1016 Locust Grove Road	
(ADDRESS) Watertown, TN 37184	(ADDRESS) Watertown, TN 37184	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Daniel A. Diegmueller, and wife and Amy E. Diegmueller,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nathan Short and Deborah A. Short, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 273, on the Plan of Jackson's Retreat, Phase V-A, of record in Plat Book 6250, Page 309, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Daniel A. Diegmueller and wife, Amy E. Diegmueller by Warranty Deed from Bradford W. Young and wife, Stacy C. Young, dated 02/22/2002, of record in Instrument 20020225-0023853, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1536 Market Square, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2258207
Warranty Deed TN

Karen Johnson Davidson County
Batch# 1118088 DEEDWARR
04/02/2024 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240402-0023194
202404020023194

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 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), his/her/their 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.

Effective the 29th day of March, 2024.

Daniel A. Diegmueller

Amy E. Diegmueller

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel A. Diegmueller and Amy E. Diegmueller,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of March, 2024.

Notary Public

My Commission Expires: 3.8.2025

STATE OF TENNESSEE NOTARY PUBLIC TRACEY TRUMPHOUR WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 3-29-24.

Kim Rogers
Affiant
Date: 3-29-24

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 29 day of March, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY