This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22692-DJ

Karen Johnson Davidson County
Batch# 1148133 DEEDWARR
06/17/2024 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240617-0045322

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2024.

Notary Public
My Commission Expires: 4.22.26

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mackenzie Gail Gass 4066 Farmingham Woods Dr Hermitage TN 37076	SWBC Mortgage Corporation 9311 San Pedro Avenue, Ste 100 San Antonio, TX 78216	087-05-0A-137-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jonathan M. DeDiemar and Aydrian Y. DeDiemar, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mackenzie G. Gass, an unmarried woman** hereinafter called the Grantee(s), her 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 all of Lot No. 165, Final Plat, Phase III, Farmingham Woods, according to survey and plat of same appearing of record in Book 7900, page 554, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby for a more complete and accurate description of said lot.

Being the same property conveyed to Jonathan M. DeDiemar and Aydrian Y. DeDiemar, husband and wife by Warranty Deed from Dale L. Roppel, Jr., a single man, dated February 10, 2022, recorded February 24, 2022, of record in Instrument No. 20220224-0021496, Register's Office for Davidson County, Tennessee. **NOTE: With this conveyance, legal description is being corrected as to Plat Book and Page due to Scrivener's Error in previous deed.

This is ☒ improved or ☐ unimproved property located at: **4066 Farmingham Woods Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 14th day of June, 2024.

GRANTOR:

Jonathan M. DeDiemar

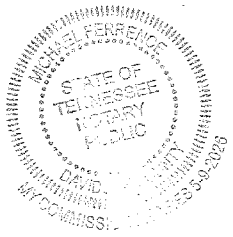
Aydrian Y. DeDiemar

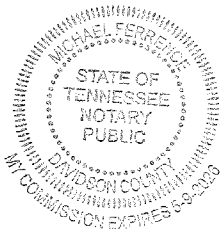
STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan M. DeDiemar and Aydrian Y. DeDiemar, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of June, 2024.

Notary Public
My Commission expires: 5-9-2026





$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 June 14, 2024.

Affiant
Date: June 14, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 14 day of June, 20 24

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY