Karen Johnson Davidson County
Batch# 1216554 DEEDWARR
12/16/2024 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,657.60
20241216-0097350

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241049179**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $448,000.00. Affiant Subscribed and sworn to before me, this 11th day of December, 2024. Notary Public My Commission Expires: 3/3/26

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Bradley Mathiowetz 3524 Greenwood Drive Hermitage TN 37076	Send Tax Bills To: ALERUS FINANCIAL, N.A. 10900 WAYZATA BLVD, STE 900 MINNETONKA, MN 55305	Tax Information: Tax Parcel ID No. 086-14-0B-148.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven Grant Diffee and Molly Mullett Diffee, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bradley Mathiowetz**, a single person ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Final Plat of Fleetwood Subdivision, Phase Two of record in Plat Book 6900, Page (s) 738 and 739, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Grant Diffee and Molly Mullett Diffee, husband and wife by Warranty Deed from E. Douglas Varney and Wife, Teresa Blair Varney of record in Instrument No. 20191014-0104977 Register's Office for Davidson County, Tennessee, dated October 09, 2019 and recorded on October 14, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s)738 and 739, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7170, Page 987, amended in Book 7628, Page 6, Book 7940, Page 565 and Instrument No. 20190605-0053952, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 7171, Page 4 and amended in Instrument No. 20110526-0040493, in the Register's Office for Davidson County, Tennessee.

Charter of Fleetwood Homeowner's Association of record in Book 7114, Page 370, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7107, Page 408, in the Register's Office for Davidson County, Tennessee.

Dedication of Sidewalk Easement of record in Instrument Number 20200504-0046091, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3524 Greenwood Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 11th day of December, 2024.

Steven Grant Diffee

Molly Mullett Diffee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Grant Diffee and Molly Mullett Diffee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2024.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 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 Dec. 11. 2024.

Affiant Signature

16th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

