This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number. 1-23940-RR

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd , Suite 100
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1246206 DEEDWARR
03/14/2025 11 07 04 AM 2 pgs
Fees $13 00 Taxes $2,412 40

20250314-0018849

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is ~~greater,~~ for this transfer is $652,000 00

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2025.

Notary Public
My Commission Expires. _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Jeffrey J and Karen L Diel Trust 626 Timber Lane Nashville, TN 37215	Jeffrey Diel W291N3655 Prairieside Ct Pewaukee, WI 53072	117 02 0C 017.00

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, I/we, **William Michael McSurdy, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey J. Diel and Karen L. Diel, Trustees of the Jeffrey J. and Karen L. Diel** Trust hereinafter called the Grantee(s), his/her/their 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 Unit No. 17 and carport 17A, on the Plan of REGENCY PARK, of record in Plat Book 3700, Page(s) 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of the REGENCY PARK CONDOMINIUMS, a horizontal property regime established by Master Deed of record in Book 3815, Page 778, amended in Book 4364, Page 381; Book 4767, Page 431; Book 5673, Page 429; Book 6047, Page 201; Book 7662, Page 942, Book 7728, Page 343; Book 9746, Page 83, Book 11288, Page 513 and in Instrument Nos 20031029-0159210, 20050531-0060994, 20221110-0120652, and Rules recorded in Instrument No. 20110525-0040197 and as amended in Instrument Nos. 20171030-0110958, 20240403-0023605, said Register's Office

Being the same property conveyed to William Michael McSurdy, a married man, by Warranty Deed from James Clay Money, a married man, of record in Instrument No. 20211112-0150583, in the Register's Office of Davidson County, Tennessee, dated November 05, 2021 and recorded on November 12, 2021.

This is improved property located at **626 Timber Lane, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2025 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 11th day of March, 2025

GRANTOR:

William Michael McSurdy

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Michael McSurdy, 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 he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 11th day of March, 2025.

Notary Public
My Commission expires: 7-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY