Karen Johnson Davidson County
Batch # 1284604 DEEDWARR
06/16/2025 09 37 03 AM 2 pgs
Fees $13 00 Taxes $1,591 00
20250616-0046617

This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-5955-AJ

STATE OF TENNESSEE
COUNTY OF Davidson

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of June, 2025.

Notary Public
My Commission Expires: 3-20-28

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Andrew Preston Diemer<br>6856 Sunnywood Dr<br>Nashville, TN 37211 | Legacy Home Loans, LLC DBA<br>Steadfast Mortgage<br>408 Highway 76<br>White House, TN 37188 | 181 01 0A 022.00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Katherine Benson Hayes and James B. Hayes, Jr, wife and husband (individually and/or collectively, "Grantor"), transfer and convey unto Andrew Preston Diemer, unmarried man (individually and/or collectively, "Grantee"), 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. 25, on the Plan of SECTION ONE, SUGAR VALLEY, as shown on plat of record in Plat Book 9700, Page 374, as amended in Book 9700, Page 709, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sheryl K. Benson, unmarried and James B. Hayes, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Jason G. Radish and Maura H. Radish, husband and wife, of record in Instrument No. 20180814-0080219, in the Register's Office of Davidson County, Tennessee, dated August 13, 2018 and recorded on August 14, 2018. Sheryl K Benson has since married and is now known as Katherine Benson Hayes.

This is improved property located at: **6856 Sunnywood Drive, Nashville, TN 37211**

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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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 12th day of June, 2025.

GRANTOR:

Katherine Benson Hayes

James B. Hayes, Jr

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Katherine Benson Hayes and James B Hayes, Jr, 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 12th day of June, 2025.

Notary Public
My Commission expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026