WARRANTY DEED

Karen Johnson
Batch # 1292178
07/01/2025 08 40 07 AM
Fees $13 00 Taxes $3,089 50

Davidson County
DEEDWARR
2 pgs

20250701-0051582

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-ORE-25-5517

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc
128 Holiday Ct , Ste 125, Franklin, TN 37067

File No : 2025-0988

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Michael Diatte and Lauren D Diatte	Same as New Owner's	171-04-0A-048 00-CO
(NAME)	(NAME)	
5517 Nevil Point		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Thirty-Five Thousand And No/100 Dollars ($835,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM EATON DASHIELL, JR, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN DIATTE AND MICHAEL DIATTE, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No 38, on the Plan of Revision One, Section Two, Brownstone, as shown on plat of record in Plat Book 9700, page 942, 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 William Eaton Dashiell, Jr , an unmarried man by Warranty Deed from Misty M Crockarell, now known as Misty T Patterson, a married woman of record in Instrument No 20170825-0087525, Register's Office for Davidson County, Tennessee, dated August 23, 2017 and recorded on August 25, 2017

Subject to: 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 records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable Taxes for the year 2025, a lien not yet due and payable

unimproved ☐
This is improved ☑ property, known as 5517 Nevil Point, Brentwood, TN 37027
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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. 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

Witness our hands this 26 day of June, 2025

William Eaton Dashiell, Jr

Emily Dashiell joins this conveyance for the express purpose of relinquishing all her right, title, and interest to said property, ~~marital~~ or otherwise

Emily Dashiell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Eaton Dashiell, Jr and Emily Dashiell, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 26th day of June, ~~2017~~ 2025

Notary Public

My Commission Expires: 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY