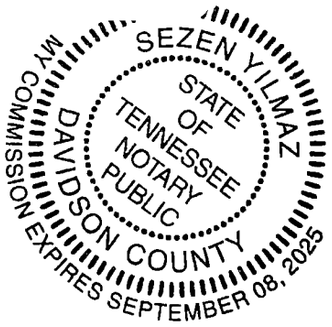
Karen Johnson Davidson County
Batch # 1292699 DEEDWARR
07/02/2025 11 25 31 AM 2 pgs
Fees $13 00 Taxes $2,257 00
20250702-0052280

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $610,000 00

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2025

Notary Public

My commission expires

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Daniel Dalrymple and Annette Dalrymple	NEW OWNER	103-10-0-050 00
703 Canebrake Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH WARREN RIEGLE, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL DALRYMPLE AND ANNETTE DALRYMPLE, HUSBAND AND WIFE**, 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 Lot No 65, on the Plan of Section 4, Brookside Courts, Addition No. 4, of record in Plat Book 2083, Page 59, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Scott Riegle and Anne Riegle, husband and wife by Warranty Deed from William Don Gibson and Danielle C. Gibson, husband and wife of record in Instrument No. 20211011-0136508 Register's Office for Davidson County, Tennessee, dated October 05, 2021 and recorded on October 11, 2021.

Being the same property conveyed to Joseph Warren Riegle, unmarried by Warranty Deed from Scott Riegle and wife, Anne Riegle of record in Instrument No. 20220321-0032043 Register's Office for Davidson County, Tennessee, dated March 17, 2022 and recorded on March 21, 2022

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 703 Canebrake Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of July, 2025

Joseph Warren Riegle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph Warren Riegle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 1st day of July, 2025.

HAYLIE HAWKINS TENNESSEE NOTARY PUBLIC My Comm Exp 09/07/2026 COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 09/07/26

Katherine McGregor Riegle, spouse of Joseph Warren Riegle, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee

Katherine McGregor Riegle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Katherine McGregor Riegle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 1st day of July, 2025

Notary Public

My Commission Expires 09/07/26

HAYLIE HAWKINS TENNESSEE NOTARY PUBLIC My Comm Exp 09/07/2026 COUNTY OF DAVIDSON