Karen Johnson Davidson County
Batch# 1303116 DEEDWARR
07/29/2025 08:09:30 AM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20250729-0059602

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of July, 2025.

(Affix Seal) Notary Public

My Commission Expires: 11-25-2028

2025-06-3013

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-25-2028

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sevits Family, LLC 905 Caruthers Avenue Nashville, TN 37204	NEW OWNER	Map/Parcel 172-10-0-010.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rebecca Lisa Britton, unmarried, F/K/A Rebecca B. Dietrich and James Allen Dietrich, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Sevits Family, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its successors and assigns, that 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. 4, as shown on map entitled Brentwood Hampton, formerly Holt Cove, of record in Instrument No. 20000112-0004271, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Rebecca B. Dietrich and James Allen Dietrich, wife and husband by Warranty Deed from Norman G. Mitchell and wife, Linda G. Mitchell of record in Instrument No. 20210414-0049775 Register's Office for Davidson County, Tennessee, dated April 13, 2021 and recorded on April 14, 2021.

Rebecca B. Dietrich and Rebecca Lisa Britton is one and the same person.

Rebecca Lisa Britton, F/K/A Rebecca B. Dietrich and James Allen Dietrich are now divorced pursuant to Docket No. 24D1244, in the Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 and subsequent years, are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 413 Roma Court, Nashville, TN 37211.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 24th day July, 2025.

Rebecca Lisa Britton

Rebecca Lisa Britton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of July, 2025, before me personally appeared Rebecca Lisa Britton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of July, 2025.

Notary Signature
My commission expires:
11-25-2028

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

James Allen Dietrich

STATE OF ALABAMA
COUNTY OF Tuscaloosa

On this 22 day of July, 2025, before me personally appeared James Allen Dietrich, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22 day of July, 2025.

Notary Signature
My commission expires: 11-22-2026

Notary Public, Alabama State at Large
Daphne C. Long
Expires 11/22/2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/24/25.

Date

Affiant Signature

7/24/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of July, 25.

Notary's Signature

My Commission Expires: January 31st, 2026
Date

Notary's Seal

