Karen Johnson Davidson County
Batch# 1311842 DEEDWARR
08/20/2025 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250820-0066416

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
William Charles Diemer, IV 905 Waynewood Lane Hermitage, TN 37076	William Charles Diemer, IV	075-12-0B-024-00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard L. Ickes, a single man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **William Charles Diemer, IV, an unmarried man,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 905 Waynewood Lane, Nashville, TN 37076 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 95, on the Plan of Phase I and a portion of Phase 2, Section 1, Brookside Woods, of record in Plat Book 9700, Page 397, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard L. Ickes, unmarried by Warranty Deed from Larry Powell Builders, Inc of record in Book 11664, page 107, Register's Office for Davidson County, Tennessee, dated September 15, 1999 and recorded on September 16, 1999.

Being the same property conveyed to Richard L. Ickes and Blanche Russell Ickes by Quitclaim Deed from Richard L. Ickes of record in Instrument No. 20001102-0108756 Register's Office for Davidson County, Tennessee, dated October 25, 2000 and recorded on November 02, 2000.

Being the same property conveyed to Richard L. Ickes by Quitclaim Deed from Blanch Russell Ickes of record in Instrument No. 20190719-0071009 Register's Office for Davidson County, Tennessee, dated July 08, 2019 and recorded on July 19, 2019.

Being the same property conveyed to Richard L. Ickes by Quitclaim Deed from Blanch Russell Ickes of record in Instrument No. 20190731-0075153 Register's Office for Davidson County, Tennessee, dated July 08, 2019 and recorded on July 31, 2019.

This is improved property known as 905 Waynewood Lane, Nashville, TN 37076.

This conveyance is subject to all restrictions, easements and planning documents of 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(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.

In Witness Whereof, he/she/they/it, the said, Grantor, hereunto set by hands and seals this 18th day of August, 2025.

Richard L. Ickes

STATE OF Michigan
COUNTY OF Monroe

On this 18th day of August, 2025, before me personally appeared Richard L. Ickes, 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 August, 2025.

Notary Signature
My commission expires: 07/15/2030

NASHANDA N KIMBER
NOTARY PUBLIC - MICHIGAN
WAYNE COUNTY
ACTING IN THE COUNTY OF Monroe
MY COMMISSION EXPIRES 07/15/2030

AFFIDAVIT OF VALUE

STATE OF Michigan)
COUNTY OF Monroe)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 18 day of August, 2025

Notary Public
My commission expires: 07/15/2030

NASHANDA N KIMBER
NOTARY PUBLIC - MICHIGAN
WAYNE COUNTY
ACTING IN THE COUNTY OF Monroe
MY COMMISSION EXPIRES 07/15/2030

TRUE COPY CERTIFICATION

I, Patti Robitaille, 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 the 19th day of August 2025.

Patti Robitaille

Affiant Signature

Date: 08/19/2025

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 19th day of August 2025.

Notary Public

My Commission Expires: 02/20/2028

LISA G. HODGES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY