# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1361121 DEEDWARR
12/23/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,525.73
20251223-0101961

File #25-TC-0132-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,360.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES:

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Joseph Diehl** | **Primis Mortgage Company** | |
| (NAME) | (NAME) | **060 16 0 163.00** |
| **132 Dellway Drive** | **5535 Currituck Drive, Ste. 120** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | **Wilmington, NC 28403** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**TAYLOR BRAY, A SINGLE MAN,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**JOSEPH DIEHL, AN UNMARRIED PERSON,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 245 on the Final Plat of JOYWOOD HEIGHTS, SECTION II, as of record in Book 1130, Pages 92 and 93, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Taylor Bray, a single man, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America, being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney, of record in Instrument No. 20150226-0016811, in the Register's Office of Davidson County, Tennessee, dated January 28, 2015 and recorded on February 26, 2015.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOYWOOD HEIGHTS, SECTION II, as recorded in Plat Book 1130, Page(s) 92 and 93.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **132 Dellway Drive, Nashville, TN 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

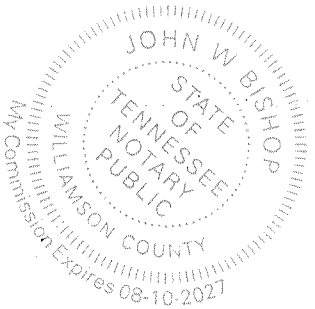
Witness my/our hand(s) this the 19th day of December, 2025.

Taylor Bray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2025, before me personally appeared Taylor Bray, 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 19th day of December, 2025.




Notary Signature
My commission expires:

## True Copy Certification

I, **Tonya Cherry,** 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 this the 19 day of December, 2025.

Affiant Signature

Date 12/19/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027