WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $562,000.00

Affiant

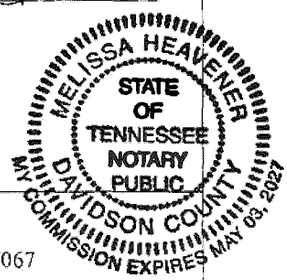
Karen Johnson Davidson County
Batch# 1398995 DEEDWARR
03/30/2026 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,079.40
20260330-0025037

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO (S)
Davis Dyer and Julia Dyer	**Davis Dyer and Juila Dyer**	083-11-0-171.00
(NAME) 211 Perlen Dr	(NAME) 207 Legends Dr	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, David J. Diehl and Tina P. Diehl, husband and wife, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Davis Dyer and Julia Dyer, husband and wife, "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot 290, Fortland Park, Section Three, as shown on plat of record in Plat Book 2900, Page 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David J. Diehl and Tina P. Diehl, husband and wife by Warranty Deed from Janice Abra Young Hall and Andrew Hall, husband and wife of record in Instrument No. 20120817-0073821 Register's Office for Davidson County, Tennessee, dated August 15, 2012 and recorded on August 17, 2012.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 211 Perlen Dr, Nashville, TN 37206

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26 day of March, 2026.

David J. Diehl

Tina P. Diehl by David J. Diehl, her Attorney-In-Fact

Tina P. Diehl by David J. Diehl, her Attorney-in-Fact

Power of Attorney of Record in Instrument No. 202603300025036 Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26 day of March, 2026, before me personally appeared David J Diehl, 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 26 day of March, 2026.

Notary Signature
My commission expires: 9/3/29

LIGIA L. ILEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David J. Diehl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Tina P. Diehl and that hes is authorized by Tina P. Diehl to execute this instrument on her behalf.

Witness my hand, at office, this 26 day of March, 2026.

Notary Signature
My commission expires: 9/3/29

LIGIA L. ILEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 3/26/2026 [DATE].

AFFIANT SIGNATURE

3/26/2026
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 26th day of March, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

