Name and Address of New Owner:
Charles Diez
1832 Lincoya Bay Drive
Nashville, TN 37214

Send Tax Bills To:
SWBC Mortgage
9311 San Pedro #100
San Antonio, TX 78216

Karen Johnson
Batch # 1399063
03/30/2026 02:37:03 PM
Fees: $13.00 Taxes: $1,006.40
Davidson County
DEEDWARR
2 pgs
20260330-0025140

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4490

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BMR-26-1032

Map & Parcel No: 109-05-0D-120.00-CO

WARRANTY DEED

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, **Marissa Blaire Helton and David Tyler Helton, wife and husband**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Charles Diez, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1832 of The Cottages at Williams Bend, a Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Cottages at Williams Bend, a Horizontal Property Regime, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration.

Being the same property conveyed to Marissa Robertson, unmarried woman, by Warranty Deed from Hannah Tart, unmarried woman, of record in Instrument No. 20191105-0114407 Register's Office for Davidson County, Tennessee, dated November 1, 2019 and recorded on November 5, 2019. Marissa Robertson having since married David Tyler Helton and is n/k/a Marissa Blaire Helton.

Being improved property known as **1832 Lincoya Bay Drive, Nashville, TN 37214.**

David Tyler Helton joins in the execution and conveyance of said property to convey any and all marital interests and rights he may have in and to said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have 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. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 27th day of March, 2026.

_____ (SEAL)
Marissa Blaire Helton

_____ (SEAL)
David Tyler Helton

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 Marissa Blaire Helton and David Tyler Helton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of March, 2026.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
~~Notary Public~~
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $272,000.00, 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 27th day of March, 2026.

_____
Notary Public
My commission expires:

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON