Karen Johnson Davidson County
Batch# 1411876 DEEDWARR
04/27/2026 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20260427-0036520

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-38272-26

WARRANTY DEED

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Carmen Costa
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of April, 2026

NOTARY PUBLIC

My commission expires: 12/19/28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Diehl 2000 Edison Park Lane Nashville, TN 37209	Legacy Home Loans, LLC dba Steadfast Mortgage, 2 Cadillac Drive Brentwood, TN 37027	091-02-4W-064-00 CO

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED EIGHTY THOUSAND AND 00/100 Dollars ($480,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PATRICK LANDRY, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KIMBERLY DIEHL, UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 64, on the Plan of Edison Park Nashville, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673, Instrument 20210618-0082869, and Instrument Number 20221020-0114277, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Patrick Landry, an unmarried man, from Toll Southeast LP Company, Inc., a Delaware Corporation, by Warranty Deed dated October 14, 2022, and recorded October 17, 2022, in Instrument Number 20221017-0113183, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 2000 Edison Park Lane, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of April, 2026

GRANTOR(S)

Patrick Landry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Patrick Landry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of April, 2026.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 23, 2026

Affiant Signature

27th day of April, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

