26-131-SM Box #14

**WARRANTY DEED**

State of Florida
County of Palm Beach

The actual consideration or value, whichever is greater, for this transfer is 310,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of May, 2026.

Notary Public

My commission expires: 01/24/2028
(AFFIX SEAL)

LESLIE A. GARCIA
Commission # HH 481003
Expires January 27, 2028

Karen Johnson Davidson County
Batch# 1424553 DEEDWARR
05/22/2026 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260522-0046873

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Diana Langner | "New Owner" | 107-14-0-063.00 |
| 913 Kipling Drive | 913 Kipling Drive | |
| Nashville, TN 37217 | Nashville, TN 37217 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael Rawetzki and Lyndsey Covert, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Diana Langner, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Miro Meadows of record in Plat Book 1424, pages 94 and 95, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Rawetzki, an unmarried man by Warranty Deed dated November 30, 2020, from Jake Sidley, a married man, of record in Instrument No. 20201201-0139453, in the Register's Office for Davidson County, Tennessee.

**THE conveyance of the above described parcel of land is subject to the following:**

**Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 107-14-0-063.00.**

**The Plan of record in Plat Book 1424, pages 94 and 95, in said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

This is improved ( X ) Unimproved ( ) property, known as 913 Kipling Drive, Nashville, TN 37217.

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) that I/we am/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), 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 21 day of May, 2026.

Michael Rawetzki

Michael Rawetzki

Lyndsey Covert

**STATE OF** TENNESSEE
**COUNTY OF** WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Michael Rawetzki and Lyndsey Covert, husband and wife the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of May, 2026.

McKenzie H Stephens

**Notary Public**

**My Commission Expires:** 09/16/2029

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF TENNESSEE

McKenzie H Stephens
Tennessee Notary Public
Online Notary Public
Williamson County
Commission Expires: 09/16/2029

**Tennessee Certification of Electronic Document**

I, [redacted], 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 the electronic document is a true and exact copy of the original document executed and authenticated according to law on [redacted] (date of document).

[redacted]

Affiant Signature

[redacted]

Date

State of FLORIDA

County of Palm Beach

Sworn to and subscribed before me this [redacted] day of [redacted], [redacted].

[redacted]

Notary's Signature

**MY COMMISSION EXPIRES:** 01/27/2028

**NOTARY'S SEAL**

NOTARY PUBLIC STATE OF FLORIDA

LESLIE A. GARCIA
Commission # HH 481003
Expires January 27, 2028