Karen Johnson Davidson County
Batch# 1438305 DEEDWARR
06/25/2026 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20260625-0057647

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $399,900.00.

Affiant

Subscribed and sworn to before me this 24th day of June, 2026.

Notary Public
My Commission Expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

File No.: 2026-1381

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mallory Diedrich and Hunter Pendleton	New Owner	
1323 Chester Ave. Nashville, TN 37206		072-14-0-306.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Grant Edward Templeton, a single man, and Gretchen Abbey Flaig, a single woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mallory Diederich, an unmarried woman and Hunter Pendleton, an unmarried man, as joint tenants with right of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

That tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 21 on the Plan of Block "A" Belle Forest No. 2, of record in Book 843, Page 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Wilson and Kayla Borg, husband and wife by Warranty Deed from Jennifer Barrie, unmarried of record in Instrument No. 20190610-0055645 Register's Office for Davidson County, Tennessee, dated June 05, 2019 and recorded on June 10, 2019.

Being the same property conveyed to Gretchen Abbey Flaig, and Grant Edward Templeton, wife and husband by Warranty Deed from Charles Wilson and Kayla Wilson f/k/a Kayla Borg, husband and wife of

record in Instrument No. 20240801-0058517 Register's Office for Davidson County, Tennessee, dated July 29, 2024 and recorded on August 01, 2024.

This conveyance is subject to any and all restrictions and easements of record.

This is __X__ improved _____unimproved property and the address of the herein described property is believed to be 1323 Chester Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 24 day of June, 2026.

Grant Edward Templeton

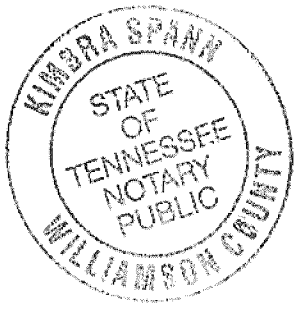
Gretchen Abbey Flaig

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of June, 2026, before me personally appeared Grant Edward Templeton and Gretchen Abbey Flaig, 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 24th day of June, 2026.

Notary Signature
My commission expires: 1/17/2027



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/24/2026.

Date

Affiant Signature

6/24/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of June, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

