WARRANTY DEED

Karen Johnson
Batch # 1465475
09/01/2026 09:58:38 AM
Fees: $13.00 Taxes: $1,313.50

Davidson County
DEEDWARR
2 pgs

20260901-0080499

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

B-C-26-2672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/14/2030

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristen Diggs	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**173 09 0A 775.00**
2672 Avery Park Dr	**3940 N. Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EVERETT NEELY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTEN DIGGS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 658 as shown on Plat of SECTION TWO OF PHASE EIGHT, LENOX VILLAGE, of record in Plat Instrument No. 20070413-0044640 in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Everett Neely, unmarried man, by Warranty Deed from Emily Elizabeth Oney n/k/a Emily Piazza, married woman, of record in Instrument No. 20260312-0019816, in the Register's Office of Davidson County, Tennessee, dated March 11, 2026 and recorded on March 12, 2026.

Being the same property conveyed to Emily Elizabeth Oney, an unmarried woman, by Warranty Deed from Courtney A. Jones n/k/a Courtney A. J. Williams, married, of record in Instrument No. 20200421-0041517, in the Register's Office of Davidson County, Tennessee, dated April 17, 2020 and recorded on April 21, 2020.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO OF PHASE EIGHT, LENOX VILLAGE, as recorded in Instrument No. 20070413-0044640.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, as Supplemented in Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383.
- Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825 as supplemented in Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20090311-0022116.
- Easement recorded in Instrument No. 20130916-0097049.
- Easement for Drainage and Maintenance Agreement for Detention Facilities, recorded in Instrument No. 20150817-0082475 and Instrument No. 20150817-0082476.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051213-0149579.
- Charter for Lenox Village Neighborhood Association, Inc. recorded as Instrument No. 20020412-0045831.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2672 Avery Park Dr, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 the 28th DAY OF AUGUST, 2026.

Everett Neely

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVERETT NEELY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212