Karen Johnson Davidson County
Batch# 304759 DEEDWARR
10/23/2019 09:36:38 AM 2 pgs
Fees: $13.00 Taxes: $2,419.80
20191023-0108593

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922950**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $654,000.00. Affiant Subscribed and sworn to before me, this 18th day of October, 2019. Notary Public My Commission Expires:

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner: Stephen R Lykins and Karen W Lykins 2513 Ridgewood Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144-06-0-019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacob S. Sagi and Celeste Sagi, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen R Lykins and Karen W Lykins, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section Two, Chickering Park, as of record in Plat Book 2663, Page 73, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Quitclaim Deed from Jacob S. Sagi to Jacob S. Sagi and Celeste Sagi, husband and wife, as recorded on the 21st day of October, 2015 in Instrument No. 20151021-0107175 and Warranty Deed from Henry K. Buckner, III, married to Jacob S. Sagi, married, as recorded on the 19th day of April, 2007 in Instrument No. 20070419-0046986, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, CHICKERING PARK, as recorded in Plat Book 2663, Page(s) 73, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2513 Ridgewood Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and

restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of October, 2019.

Jacob S. Sagi

Celeste Sagi

STATE OF North Carolina)

COUNTY OF Durham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacob S. Sagi and Celeste Sagi, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of October, 2019.

Notary Public

My Commission Expires: 01/20/2020

FATIMA A. MUHAMMAD NOTARY PUBLIC DURHAM COUNTY, NC