Karen Johnson Davidson County
Batch# 580876 DEEDWARR
03/01/2021 02:24:30 PM 2 pgs
Fees: $13.00 Taxes: $1,476.30
20210301-0025703

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $399,000.00.

Affiant

Subscribed and sworn before me this the 24th day of February, 2021.

Notary Public
My commission expires: 1-3-202

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JANUARY 3, 2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Travis Mezinko 2602 Neldia Ct Nashville, TN 37206	Highlands Residential 101 Westpark Dr. #110 Brentwood, TN 37027	072-14-1G 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LINDSEY KANES, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TRAVIS MEZINKO AND SHANNON MEZINKO, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B of The Townhomes at 2602 Neldia, a Horizontal Property Regime having been established by the Master Deed of The Townhomes at 2602 Neldia of record in Instrument No. 20150619-0059055, as amended in Instrument No. 20150807-0078839, and Instrument No. 20151221-0127967, Register's Office for said Davidson County, Tennessee, and being shown on plan attached as Exhibit B thereto, as amended, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Lindsey Kanes, unmarried, by Warranty Deed dated 12/18/2015 from The Twin Team, LLC, of record in Instrument No. 20151221-0127965 Register's Office for said County.

Stephen H. Claycomb, Jr., spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2602 Neldia Ct, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 19 day of February, 2021.

Lindsey Kanes

Stephen H. Claycomb, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lindsey Kanes and Stephen H. Claycomb, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of February, 2021.

My commission expires: 9/18/22

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY