Karen Johnson Davidson County
Batch# 675350 DEEDWARR
07/12/2021 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20210712-0093518

WARRANTY DEED

George Ziadeh State of Tennessee Notary Public Williamson County

File No. AT-21-926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 7-17-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caren Lyons	New Owner	
(NAME)	(NAME)	173-04-0A-199.00-CO
5236 Ridgefalls Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **John O. Flatt and wife, Sheila M. Flatt**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caren Elizabeth Lyons and Mark Lyons, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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. 199 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, as of record in Instrument No. 199912130302267, Register's Office Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John O. Flatt and wife, Sheila M. Flatt by Warranty deed from S & Y Construction, A Sole Proprietorship of record in Instrument No. 20000815-0080791 Register's Office for Davidson County, Tennessee, dated August 11, 2000 and recorded on August 15, 2000.

Being also known as 5236 Ridgefalls Way Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO:
(1) Taxes for 2021 and subsequent years, a lien not yet due and payable.
(2) All matters shown on the plat of record in Plat Instrument 199912130302267, in the Register's Office for Davidson County, Tennessee.
(3) Covenants, conditions, easements and restrictions recorded in Book 7350, Page 24, and amended restrictions recorded in Book 7367, Page 587, Book 8765, Page 77, Instrument 200004280042354, Instrument 200207250089130, Instrument 200207250089131, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
(4) Quitclaim Deed conveys to Oak Highlands Homeowners Association of record in Instrument 200005020044049, Register's Office for Davidson County, Tennessee.
(5) Articles of Merger of Oak Highlands/Deer Valley Homeowners Association of record in Instrument 200708070093758, Register's Office for Davidson County, Tennessee. (6) Articles of Incorporation of Oak Highlands Homeowners Association of record in Book 7337, Page 529, and Amendment to the Articles of Incorporation of Oak Highlands Homeowners Association of record in Book 8765, Page 100, Register's Office for Davidson County, Tennessee.

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/our hand this 9th day of July, 2021.

John O. Flatt

Sheila M. Flatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 2021, before me personally appeared John O. Flatt and Sheila M. Flatt, 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 9th day of July, 2021.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 July 9, 2021.

Kimberly D Hicks
Affiant
Date: 7/9/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9 day of July, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON