Karen Johnson Davidson County
Batch# 686905 DEEDWARR
07/30/2021 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,357.90
20210730-0102747

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210736033

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

The actual consideration or value, whichever is greater, for this transfer is: $367,000.00.

Affiant

Subscribed and sworn to before me, this ~~28th~~ 29th day of July, 2021.

Notary Public
My Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Jeffrey Melia 100 Lynn Lee Drive Old Hickory TN 37136	New Owner	Tax Parcel ID No. 053 16 0 117.00

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, **Robin G. Lyle and husband, William G. Lyle, Jr.** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Joseph Jeffrey Melia, a single man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the City of Lakewood, County of Davidson, the same being Lot No. 32 on the Plan of Polly Acres Subdivision, as recorded in Book 3700, Page 57 and Plat Book 3700, Page 90, Register's Office for said County, to which reference is here made for a more complete description of said lot.

Being the same property conveyed to Robin G. Lyle and husband, William G. Lyle, Jr., by Warranty Deed from Shirley Robinson, unmarried, of record in Instrument No. 20061121-0144637, in the Register's Office of Davidson County, Tennessee, dated November 17, 2006 and recorded on November 21, 2006.

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.

(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
(b)
Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights,

privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Taxes and assessments for the year 2021 and subsequent years, 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 Polly Acres Subdivision, as recorded in Plat Book 3700, Page(s) 57 and Plat Book 3700, Page 90.

This is improved property located at 100 Lynn Lee Drive Old Hickory TN 37136

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 28th day of July, 2021.

William G. Lyle, Jr.

Robin G. Lyle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William G. Lyle, Jr. and Robin G. Lyle, 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 28th day of July, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

Certificate of Authenticity

I, Jennifer Russell, 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

07-28-2021.

Date

Jennifer Russell

Affiant Signature

07-29-2021

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 29th day of July, 2021.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: 10-21-2024

Date

Notary's Seal (if on paper)