WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-15880-MC

Karen Johnson Davidson County
Batch# 816487 DEEDWARR
03/07/2022 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20220307-0025669

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

File No. BC-22-2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Stacey Lerner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2022

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3-6-2024
(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
Chad Elkins and Caitlin Elkins	Canopy Mortgage LLC	
(NAME)	(NAME)	
3214 Merlyn Lane	360 Technology Ct Ste 200	084-12-0-120.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lindon Utah 84042	
(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, **Dylan Watkins and Elizabeth Watkins, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad Elkins and Caitlin Elkins, husband and wife**, 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. 41 on the Plan of Lincoya Hills of record in Plat Book 1835, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 41 fronts 100 feet on the Easterly margin of Merlyn Lane and extends back 187.8 feet on the Southerly line and 178.4 feet on the Northerly line to a broken line in the rear, measuring 127.00 feet thereon.

Being the same property conveyed to Dylan Watkins and Elizabeth Watkins, husband and wife by Warranty deed from Roland Schneller and Pam Schneller, husband and wife of record in Instrument No. 20190731-0075494 Register's Office for Davidson County, Tennessee, dated July 30, 2019 and recorded on July 31, 2019.

This is property more commonly known as 3214 Merlyn Lane, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, 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 24th day of February, 2022.

Dylan Watkins

Elizabeth H. Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of February, 2022, before me personally appeared Dylan Watkins and Elizabeth H. Watkins, 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 24th day of February, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 February 24, 2022.

Storey Carver
Affiant Signature

2/24/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of February 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

