Name and Address of New Owner:
John Lingham and Cori Lingham
6933 Sunderland Circle
Nashville, Tennessee 37221

Send Tax Bills To:
The New Owner

Karen Johnson Davidson County
Batch# 1187331 DEEDWARR
09/27/2024 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20240927-0075217

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 141-15-0D-047.00-C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Penelope Dyck Lyell, an unmarried woman, formerly known as Penelope A. Lyell**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **John Kiran Babu Lingam and Cori Elizabeth Lingam, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Sheffield on the Harpeth of record in Book 6900, Page 10 and 11, 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. 47 fronts a total of 86.49 feet on the Westerly margin of Sunderland Circle and runs back 150.70 feet on the South line and 140.00 feet on the North line to a line in the rear which measures 92.00 feet thereon.

Being the same property conveyed to Malcolm V. Lyell and wife, Penelope A. Lyell by Deed from Phillips Builders, Inc. of record in Book 7355, Page 99, Register's Office for Davidson County, Tennessee, dated September 16, 1987 and recorded on September 17, 1987.

Malcolm V. Lyell died September 29, 2019, leaving Penelope A. Lyell as the absolute owner fee as a surviving tenant by the entirety upon his death.

Being improved property known as **6933 Sunderland Circle, Nashville, Tennessee 37221.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenant that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of September, 2024.

Penelope Dyck Lyell (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Penelope Dyck Lyell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of September, 2024.

Notary Public
My commission expires: 9.5.28

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $595,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
26th day of September, 2024.

Notary Public
My commission expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

File No. GNT-24-3561

Tennessee Certification of Electronic Document

I, Emma Howard, 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 9/26/24 (date of document).

Emma Howard
Affiant Signature

9/26/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26 day of September, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL