Karen Johnson Davidson County
Batch# 1196640 DEEDWARR
10/22/2024 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20241022-0082134

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2024.

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Liam Von Elbe	NEW OWNER	172120B14300
(NAME)	(NAME)	
1633 Roundhill Drive	1633 Roundhill Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ashley Christine Dyke and Jim Bob Dyke, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Liam Von Elbe, single**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 423 on the Plan of SECTION SEVEN BRADFORD HILLS R-15 RESIDENTIAL P.U.D, as shown by plat and survey of record in Plat Book 7900, Page 6 as amended in Plat Book 7900, Page 337, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ashley Christine Dyke and Jim Bob Dyke, wife and husband, by Warranty Deed from Glenn I. Harvey, Executor of the Lena Lucille (Davis) Harvey Estate, with full power of sale, of record in Instrument No. 20211028-0144707, in the Register's Office of Davidson County, Tennessee, dated October 18, 2021 and recorded on October 28, 2021.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1633 Roundhill Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 7 day of October, 2024.

Ashley Christine Dyke

Jim Bob Dyke

STATE OF Texas

COUNTY OF Smith

On this 7th day of October, 20 24, before me personally appeared Ashley Christine Dyke and Jim Bob Dyke, 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 (or person's) free act and deed.

Notary Public Ruby Lewis

My Commission Expires: May 5, 2028

RUBY LEWIS
NOTARY PUBLIC
STATE OF TEXAS
ID# 132464395
EXPIRES 5-5-2028

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 10/2/24 (date of document).

Affiant Signature

10/22/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON