Karen Johnson Davidson County
Batch# 1204992 DEEDWARR
11/13/2024 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,017.98
20241113-0088381

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Patrick Alan Mendenhall	Movement Mortgage	071-15-0-523.00
(NAME)	(NAME)	
1312A Stainback Avenue	8024 Calvinhall Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Indian Land, SC 29707	
(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, I/we, **Nathan Lykins, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Patrick Alan Mendenhall**, 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. 129, on the PLAT OF THE HIGHLAND LAND CO'S SUBDIVISION, of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nathan Lykins, a single man, by Warranty Deed dated 01/29/2016 from The Scarlan Group, LLC, a Tennessee Series limited liability company, Series 1407, of record in Instrument No. 20160203-0010557, Register's Office for Davidson County, Tennessee.

Mary Lykins joins in this instrument to convey any and all marital interest she has in the subject property.

This conveyance is subject to the following:
Matters shown on plat of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee.

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 ☒ 1312A Stainback Avenue, Nashville, TN 37207
(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 8th day of November, 2024.

Nathan Lykins

Mary Lykins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of November, ~~2024,~~ before me personally appeared Nathan Lykins and Mary Lykins, 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
My Commission Expires: 8/10/25

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Bellard Alexander
8110 Isabella Ln Ste 200
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11/8/2024.

Affiant Signature

11/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of November 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY