Karen Johnson Davidson County
Batch# 1212849 DEEDWARR
12/05/2024 12:06:30 PM 2 pgs
Fees: $13.00 Taxes: $1,124.80
20241205-0094537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $304,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of December, 2024

Notary Public

My Commission Expires: 8/3/26

(AFFIX SEAL)

ANDREW H. MA... STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Dylan E Vega Reyes and Pricila Lemus	~~NEW OWNER~~ Flagstar Bank	058-15-0-199.00
212 Lunn Court	5151 Corporate Drive	
Nashville, TN 37218	Troy, MI 48098	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

James G. Houk, III, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dylan E. Vega Reyes, a married man, and Pricila Lemus, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 14, Section #1 on the plan of Royal Hills, of record in Plat Book 4675, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to James G. Houk, III, unmarried, by Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated 4/8/2009 and recorded 4/13/2009 in Instrument No. 20090413-0033097, Register's Office for Davidson County, Tennessee.

Kathleen R. Hoffman Houk, hereby joins in the execution of this instrument for the purpose of conveying any and all of her rights, title, and interest in the above described property by virtue of her marriage to James G. Houk, III.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to Restrictive Covenants of record in Book 4813, Page 77, as amended in Book 4895, Page 102; All existing easements and all other matters as shown on plat of record in Plat Book 4675, Page 73, Register's Office for Davidson County, Tennessee.

This is improved property known as 212 Lunn Court, Nashville, TN 37218

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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(s) this 4th day of December, 2024

James G. Houk, III

Kathleen R. Hoffman Houk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2024, before me personally appeared James G. Houk, III and Kathleen R. Hoffman Houk, 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 4th day of December, 2024.

Notary Signature
My commission expires: 8/19/28

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

I, Andy Maloney, 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 12/4/2024 (date of document).

Affiant Signature
Date 12/4/2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY