This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $850,000.00.

Affiant

Subscribed and sworn before me this the 4th day of April, 2025.

Notary Public
My commission expires: 6/22/26

Karen Johnson Davidson County
Batch# 1258961 DEEDWARR
04/14/2025 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20250414-0028020

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Deepsagar Lambor and Sarah Ridout 5659 Myrtlewood Dr Nashville, TN 37211	New Owner	172-02-0 050.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TIMOTHY DAVID MENDOZA AND LINDA MENDOZA, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DEEPSAGAR LAMBOR AND SARAH RIDOUT, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section One, Myrtlewood Estates, of record in Book 5200, page 361, and amended in Book 7013, page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy David Mendoza and Linda Mendoza, husband and wife, by deed dated 09/15/2017, from Timothy Mendoza, married, of record in Instrument No. 20170920-0096556, Register's Office for said County.

Also being the same property conveyed to Timothy Mendoza, married, by deed dated 07/31/2017, from Lindsey Mendoza of record in Instrument No. 20170811-0082744, Register's Office for said County.

Also being the same property conveyed to Timothy Mendoza and wife, Lindsey Mendoza by deed dated 08/01/2005, from Don L. Thornberry and wife, Louise P. Thornberry of record in Instrument No. 20050824-0100814, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5659 Myrtlewood Dr, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

2025-0274

Witness my hand this the 4th day of April, 2025.

Timothy David Mendoza

Linda Mendoza

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy David Mendoza and Linda Mendoza, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of April, 2025.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 4/4/25 (date of document).

Affiant Signature

4/11/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY SEAL
COUNTY OF WILLIAMSON