Warranty Deed

Karen Johnson Davidson County Batch# 1271755 DEEDWARR 05/12/2025 10:36:30 AM 3 pgs Fees: $18.00 Taxes: $3,700.00 20250512-0037114	STATE OF **Tennessee** COUNTY OF **Montgomery** The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00 Affiant Subscribed and sworn to before me, this the 9th day of May, 2025. Notary Public My commission expires: 7/23/28

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Marcus Richardson and Tamar Richardson	**Guild Mortgage Company, LLC**	142-11-0-166.00
214 Hicks Rd.	**PO Box 818009**	
Nashville, TN 37221	**Cleveland, OH, 44181**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELLIOTT ANDREW LAKIN II, UNMARRIED, AND MARY CARLA BLAND, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCUS RICHARDSON AND TAMAR RICHARDSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follow, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Woodside Subdivision of record in Plat Book 9700, Page 435, as amended in Book 11430, Page 239, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elliott Andrew Lankin, II, unmarried , and Mary Carla Bland, unmarried, as joint tenants with right of survivorship by Warranty Deed from Mark D. Delelys and Steven Tucker, married of record in Instrument No. 20160719-0074384 Register's Office for Davidson County, Tennessee, dated July 08, 2016 and recorded on July 19, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 214 Hicks Road, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of May, 2025.

Elliott Andrew Lakin II

Mary Cayla Bland

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 Elliott Andrew Lakin II and Mary Cayla Bland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of May, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **May 9, 2025**.

Affiant Signature

05/12/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **May 12, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

