THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9486-WE

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,890,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-5-29

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1434885 DEEDWARR
06/16/2026 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $10,693.00
20260616-0054658

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter Lyles and Natalie Meeks Lyles	NEW OWNER	
1713 Warfield Drive		131-03-0-177.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Steven W. Pendleton, II and Lauren M. Pendleton, Husband and Wife,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hunter Lyles and Natalie Meeks Lyles, Husband and Wife**

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

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Neil Hunt Subdivision of record in Plat Book 974, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 33 fronts 75.15 feet on the Southerly margin of Warfield Avenue and extends back 225 feet between parallel lines to a dead line in the rear.

Being the same property conveyed to Steven W. Pendleton, II and Lauren M. Pendleton, Husband and Wife by Warranty Deed from Michael J. Harris, An Unmarried Man of record in Instrument No. 20160810-0083136 Register's Office for Davidson County, Tennessee, dated August 08, 2016 and recorded on August 10, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1713 Warfield Drive, Nashville, TN 37215**

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.

Witness our hands this the 12 day of June, 2026.

Steven W. Pendleton, II

Lauren M. Pendleton

STATE OF Kansas
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven W. Pendleton, II**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of June, 2026.

My Commission expires: _____

Notary Public

Adam Thackeray
Notary Public - Notary Seal
Johnson County - State of Kansas
My Commission Expires Apr 22, 2029

STATE OF Kansas
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lauren M. Pendleton**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of June, 2026.

My Commission expires: _____

Notary Public

Adam Thackeray
Notary Public - Notary Seal
Johnson County - State of Kansas
My Commission Expires Apr 22, 2029

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on June 15, 2026.

Tracey Perry
Signature

Date: 6-16-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 16th day of June, 2026.

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028