Bk 36

Name and Address of New Owner:
Trevor Christianson and Brooke Christianson
6437 Bresslyn Rd.
Nashville, TN 37205

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 600756 DEEDWARR
03/26/2021 11:08:06 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00
20210326-0040074

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 115-14-0-063.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeremy Lyons and Anna Lyons, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Trevor Christianson and Brooke Christianson, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 738 on the Plan of West Meade Farms, Inc., Section 7 of record in Plat Book 2331, Page 13, 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. 738 fronts 150.0 feet on the Southeasterly margin of Bresslyn Road and extends back 353.1 feet on the Southwesterly line and 322.2 feet on the Northeasterly line to a dead line in rear, measuring 150.7 feet thereon.

Being the same property conveyed to Jeremy Lyons and Anna Lyons, husband and wife, by Warranty deed from Clifford Seltzer and Elaine Seltzer, husband and wife, of record in Instrument No. 20180830-0086037, Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on August 30, 2018. (Value of consideration shown in aforementioned deed $635,000.00.)

Being also known as 6437 Bresslyn Road, Nashville, Tennessee 37205.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of March, 2021.

_____(SEAL)
Jeremy Lyons

_____(SEAL)
Anna Lyons

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 Jeremy Lyons and Anna Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Witness my hand and seal this 25th day of March, 2021.

_____
Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,499,999.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
25th day of March, 2021.

_____
Notary Public
My commission expires: 9-7-2021

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

File No. 2020-1284