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

Karen Johnson Davidson County
Batch# 659706 **DEEDWARR**
06/18/2021 11:13:07 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20210618-0082522

JESSICA ANN MC... STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

e actual consideration or value, whichever is
:ater is $125,000.00.

fiant

bscribed and sworn before me this the
day of June, 2021.

Notary Public
My commission expires: 3/25/29

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shaun Lyons 420 Walton Lane, Unit I-50 Madison, TN 37115	New Owner 135 Grove Lane S. Hendersonville, TN 37075	051-15-0A 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, TIFFANY MARIE HERMANN, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHAUN LYONS AND COLLEEN LYONS, 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 Unit No. I-50 together with an undivided interest in the Common Elements of the Quail Creek Homeowner's Association, as described in the Master Deed of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee, and being shown on the plat of Quail Creek Condominiums attached thereto as Exhibit "C", to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tiffany Marie Hermann, a single woman, by deed dated 08/29/2019, from Ashley Purdy, an unmarried man, of record in Instrument No. 20190912-0092397, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 420 Walton Lane, Unit I-50, Madison, TN 37115.

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.

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Witness my hand this the 9th day of June, 2021.

Tiffany Marie Hermann

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tiffany Marie Hermann, 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 9th day of June, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022