Karen Johnson Davidson County
Batch# 694371 DEEDWARR
08/11/2021 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20210811-0108211

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Katherine B. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023
(AFFIX SEAL)

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-02462

Address of New Owner:	Send Tax Bills to:	Tax Information:
Eric Lyons and Lauren Meredith Smallwood, 1709 Champions Drive Nashville, TN 37211	Eric Lyons and Lauren Meredith Smallwood 1709 Champions Drive Nashville, TN 37211	172 08 0B 071.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy J. Dial and Kathryn A. Dial, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lauren Meredith Smallwood, an unmarried woman and Eric Chase Lyons, an unmarried man, as joint tenants with rights of survivorship**, hereinafter called the Grantees, their successors 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, Tennessee, described as: Being Lot 71 on the Plan of Phase Two, Bridle Downs, as of record in Plan Book 7900, Page 241, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Timothy J. Dial and Kathryn A. Dial, husband and wife, by Warranty Deed from Lidia A. Grzybowski, unmarried, of record in Instrument No. 20100625-0049967, in the Register's Office of Davidson County, Tennessee, dated June 23, 2010 and recorded on June 25, 2010.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1709 Champions Drive, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 my hand this 6th day of August, 2021

Timothy J. Dial

Kathryn A. Dial

STATE OF TENNESSEE
COUNTY OF Williamson

On this 6th day of July, 2021, before me personally appeared Timothy J. Dial and Kathryn A. Dial, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 3-19-23

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 5-13212-RL

NDDOT

Certificate of Authenticity

I, **KATHERINE B. SMITH**, 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 August 6 2021.

Katherine B. Smith
Affiant Signature

8/10/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this August 10, 2021.

Lambrecht
Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY