Karen Johnson Davidson County
Batch# 705590 DEEDWARR
08/26/2021 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20210826-0115617

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-110668-2

WARRANTY DEED

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-7-2024

G-TAG-21-712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-7-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joel T. Lyons and Lindsay R. Lyons	New Owner	
(NAME)	(NAME)	**130-07-0-113.00**
P.O. Box 120024		
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLEN R. THOMPSON, CONSERVATOR FOR SALLY JANE DEL PONTE A/K/A SALLI JANE DEL PONTE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOEL T. LYONS AND LINDSAY R. LYONS, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 211 and part of 9th Street (now closed) on the plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said County, described according to an unrecorded revised plan as follows:

Beginning at the SouthEast corner of Lynnwood Boulevard and Trimble Road; thence with the Southerly margin of Trimble Road Eastwardly 202 feet; thence Southwardly 128 feet; thence Westwardly 200 feet to the Easterly margin of said Boulevard; thence with same Northwardly 100 feet to the Beginning.

Being the same property conveyed to Salli Del Ponte, unmarried by Warranty deed from Maxwell G. Horkins, Jr of record in Instrument No. 20020805-0093179 Register's Office for Davidson County, Tennessee, dated July 23, 2002 and recorded on August 05, 2002 and Re-recorded on June 07, 2004, in Instrument No. 20040607-0066710. Glen R. Thompson having since been appointed as Conservator for Sally Jane Del Ponte a/k/a Salli Jane Del Ponte, pursuant to Order Approving Purchase and Sale Agreement and Settlement Statement, Case No. 202747-3, Chancery Court for Knox County, Tennessee, Division III.

This conveyance is subject to:
- Taxes for the year 2021 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page(s) 102 and 103, Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **712 Lynnwood Blvd, Nashville, Tennessee 37205**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23 DAY OF AUGUST, 2021.

Glen R. Thompson, Conservator for Sally Jane Del Ponte a/k/a Salli Jane Del Ponte

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox(B)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLEN R. THOMPSON, CONSERVATOR FOR SALLY JANE DEL PONTE A/K/A SALLI JANE DEL PONTE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of August, 2021.

Notary Public
My Commission Expires: 09/26/2023
(SEAL)

BETTY KRACHEY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 09-26-2023

Certificate of Authenticity

I, Kirsten Virden, 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 8/23/2021.

Kirsten Virden
Affiant Signature

8/23/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of August, 2021..

Bria Dawson
Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

