THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch# 761420 DEEDWARR
11/29/2021 09:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211129-0156783

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Sadie and Scout Tennessee Community Property Trust 404 Lynnwood Boulevard Nashville, TN 37205	Same	116-11-0-103-00

KNOW ALL MEN BY THESE PRESENTS that we, **JOEL LYONS** and **LINDSAY LYONS**, **husband and wife**, hereinafter "Grantors", hereby transfer and convey unto the **TRUSTEES OF THE SADIE AND SCOUT COMMUNITY PROPERTY TRUST AGREEMENT u/t/a dated October 28, 2021**, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 97, on the Plan of Re-Subdivision Parts of Royal Oaks, of record in Book 974, Pages 4 and 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joel Lyons and Lindsay Lyons, husband and wife, from Richard G. Pearce, Jr. and wife, Christy F. Pearce by Warranty Deed of record in Instrument No. 20150407-0030470, Register's Office for Davidson County, Tennessee.

This Conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 974, Pages 4 and 5, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5808, Page 649, Register's Office for Davidson County, Tennessee. (3) Easement for water lines of record in Book 924, Page 24, said Register's Office. (4) Easement to City of Belle Meade of record in Book 613, Page 404, said Register's Office.

This improved property is known as 404 Lynnwood Drive, Nashville, Davidson County, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 19th day of November, 2021.

GRANTORS:

JOEL T. LYONS

LINDSAY R. LYONS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JOEL T. LYONS and LINDSAY R. LYONS, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of November, 2021.

Notary Public

My Commission Expires: Nov 6, 2023

My Commission Expires
November 6, 2023

HALEY LARIMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

NSH 2368416.1

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, Esq., 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on November 19, 2021 (date of document).

Affiant Signature

November 19, 2021
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of November, 2021.

Notary's Signature

My Commission Expires: 5-5-2025

