WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

W-JL-21-3233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 786021 DEEDWARR
01/10/2022 02:41:27 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20220110-0002864

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:	
Jermall Lyons and Adrienne Lyons **James Cook**	**New Owner**	
(NAME) **3233 Hummingbird Drive**	(NAME) 204 Belaire Dr. Smyrna TN 37167	**059-13-0-044.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(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, **RALPH EDWARDS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JERMALL LYONS AND ADRIENNE LYONS, HUSBAND AND WIFE AND JAMES COOK, MARRIED, AS TENANTS IN COMMON,** 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 Lot No. 104 on the plan of Treppard Heights, Section VII, as of record in Book 2900, Page 13, Register's Office for said County.
Said Lot No. 104 fronts 100 feet on the southeasterly side of Hummingbird Drive and runs back 391.9 feet on the Southwesterly line and 395 feet on the northeasterly line to a dead line in the rear measuring 138 feet thoreon.

Being the same property conveyed to Deborah Baucum, Trustee by Quitclaim Deed from Rogers L. Edwards and wife, Ida L. Edwards of record in Instrument No. 20040310-0027399 Register's Office for Davidson County, Tennessee, dated March 6, 2004 and recorded on March 10, 2004 and rerecorded in Instrument No. 200451005457 7 on May 12, 2004. Within the same deed the said Deborah Baucum, Trustee conveys to Roger L. Edwards and wife, Ida L. Edwards holding a life estate interest with remainder going to Ralph Edwards.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2900, Page 13, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2752, Page 213, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3233 Hummingbird Drive, Nashville, Tennessee 37218**.

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 whomscever. 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 31st DAY OF DECEMBER, 2021.

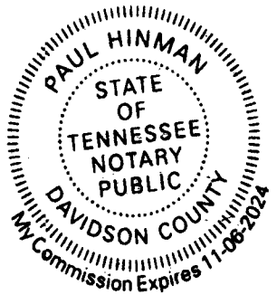
Ralph Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH EDWARDS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212