Karen Johnson Davidson County
Batch# 901846 DEEDWARR
08/11/2022 08:13:30 AM 4 pgs
Fees: $23.00 Taxes: $2,636.25
20220811-0091154

**Name and Address of New Owner:**
Daniel Lyons
908 Century Oak Dr.
Nashville, TN 37211

**Send Tax Bills To:**
Daniel Lyons

**This Instrument Prepared By:**
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 180-04-0A-102.00-CO

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Phillip A. Lyons and Keatha P. Lyons, Trustees of The Lyons Revocable Living Trust dated September 25, 2009**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Lyons,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of ReSubdivsion of Lots 23,32 and 168, Section Two, Highland Creek of record in Plat at Instrument No. 20040130-0011798, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phillip A. Lyons by Warranty deed from Holt Valley, a Tennessee General partnership of record in Instrument No. 20030523-0070708 Register's Office for Davidson County, Tennessee, dated May 09, 2003 and recorded on May 23, 2003. (Value of consideration shown in aforementioned deed $268,000.00.)

Being the same property conveyed to Phillip A. Lyons and Keatha P. Lyons, trustees, or their Successors in trust, under The Lyons Revocable Living Trust, dated September 25, 2009 by Warranty deed from Phillipa A. lyons, a married man of record in Instrument No. 20091125-0108442 Register's Office for Davidson County, Tennessee, dated September 25, 2009 and recorded on November 25, 2009, as Affidavit of Scrivener' s Error recorded on January 15, 2010 and recorded in Instrument No. 20100115-0003838. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Phillip A. Lyons and Keatha P. Lyons, trustees, or their Successors in trust, under The Lyons Revocable Living Trust, dated September 25, 2009 by Warranty deed from Holt Valley, a Tennessee General Partnership of record in Instrument No. 20120403-0028069 Register's Office for Davidson County, Tennessee, dated March 15, 2012 and recorded on April 03, 2012. (Value of consideration shown in aforementioned deed $0.00.)

This is __X___ improved _____ unimproved property also known as 908 Century Oak DriveNashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of August, 2022.

The Lyons Revocable Living Trust dated September 25, 2009

By: Phillip A. Lyons Trustee (SEAL)
Phillip A. Lyons, Trustee

By: Keatha P. Lyons Trustee (SEAL)
Keatha P. Lyons, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of August, 2022, before me personally appeared Phillip A. Lyons and Keatha P. Lyons, Trustees of The Lyons Revocable Living Trust dated September 25, 2009, 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's (or persons') free act and deed.

Witness my hand, at office, this 8th day of August, 2022.

TIMOTHY L STILLINGS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/17/2024 WILLIAMSON COUNTY

Notary Signature
My commission expires: 3.17.24

## AFFIDAVIT OF VALUE

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $712,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of August, 2022.

Notary Public
My commission expires: 3/17/24
File No. 2022-466



**Tennessee Certification of Electronic Document**

K. DeSiree Sailsman, 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 **08/08/22** (date of document).

Affiant Signature

**08/10/22**
Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **10** day of **August**, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

