Name and Address of New Owner:
Arianna Marie Hume and Ryan J. Casey
576 Brookview Estates Drive
Nashville, TN 37013

Send Tax Bills To:
Bank of America
P.O. Box 961291
Fort Worth, TX. 76161-0291

Karen Johnson Davidson County
Batch# 908701 DEEDWARR
08/26/2022 12:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20220826-0096630

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 162 10 0 147.00

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, **Nicolas Lyon, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Arianna Marie Hume, a married person, and Ryan J. Casey, a married person,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Brook-View-Estates, Section 2 of record in Plat Book 4460, Page 163, 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 Nicholas Lyon, a single man, by Warranty Deed from Sarah Duff, unmarried, of record in Instrument No. 20200826-0096929, in the Register's Office for Davidson County, Tennessee, dated August 21, 2020 and recorded on August 26, 2020.

Being the same property conveyed to Sarah Duff, unmarried, by Warranty Deed from Mickey Williams, Louis Catignani and Matthew Tidwell, each as to a one-third undivided interest, of record in Instrument No. 20100806-0062217, in the Register's Office for Davidson County, Tennessee, dated July 23, 2010 and recorded on August 6, 2010.

This improved property known as 576 Brookview Estates Dr, Nashville TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 25th day of August, 2022.

_____(SEAL)
Nicolas Lyon

STATE OF TENNESSEE
COUNTY OF Williamson

On this 25th day of August, 2022, before me personally appeared Nicolas Lyon, 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 25th day of August, 2022.

_____
Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $310,000.00, 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
25th day of August, 2022.

Notary Public
My commission expires: 6-21-25
File No. 2022-5034-SK

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 8.25.2022 (date of document).

Affiant Signature

8.25.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 25TH day of AUGUST, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25