THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 948756 DEEDWARR
12/07/2022 10:38:30 AM 5 pgs
Fees: $28.00 Taxes: $1,257.63
20221207-0127554

STATE OF TENNESSEE

COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$339,900.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 10th DAY OF ~~November~~, **2022**:

Notary Public
My Commission Expires: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Martha Robinson And Melvin L. Robinson, Jr. 416 Cedarvalley Drive Nashville, TN 37211	New Owners	162-13-0-005.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **The Estate of Richard David Lyons by Robert Fitzgerald, Administrator, and Robert Edward Fitzgerald, Larry Latoniea Fitzgerald, and Maryland Eugene Lyons, each individually**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Martha Robinson and Melvin L. Robinson, Jr., Wife and Husband** , hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

BEING **Lot No. 5**, on the Plan of Cedarwood Estates, Section I, of record in Book 4675, pages 62 and 63, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Maryland Lyons, Jr and wife, Dorothy F. Lyons by Warranty Deed from Bob Potter Company of record in Book 5078, page 664, dated October 14, 1976, and recorded on October 15, 1976, at the Register's Office for Davidson County, Tennessee. Maryland Lyons, Jr died on December 28, 2017, leaving Dorothy F. Lyons as the surviving tenant by the entirety. Being further conveyed to Dorothy F. Lyons and her son, Richard D. Lyons as tenants in common with the right of survivorship by Quitclaim Deed from Dorothy F. Lyons of record in Instrument No. 20180411-0033988, Register's Office for Davidson County, Tennessee. Dorothy F. Lyons is deceased, leaving Richard D. Lyons as the sole owner by survivorship. Richard D.

Lyons is now deceased, having died on 11/28/2021. His intestate estate is probated in The Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 22P201.

According to Affidavit of Heirship filed at **Instrument No.** 202212070127553, Robert Edward Fitzgerald, Larry Latoniea Fitzgerald, and Maryland Eugene Lyons are the sole heirs to his estate.

This property is commonly known as 416 Cedarvalley Drive, Nashville, TN 37211*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, as of the dates noted below:

Robert Edward Fitzgerald Date: 12/2/2022
Robert Edward Fitzgerald, as Administrator of The Estate of Richard David Lyons by Robert Fitzgerald

Robert Edward Fitzgerald Date: 12/2/2022
Robert Edward Fitzgerald, Individually

Maryland Eugene Lyons Date: 12-2-2022
Maryland Eugene Lyons, Individually

STATE OF Tennessee)

COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Robert Edward Fitzgerald**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Administrator of The Estate of Richard David Lyons by Robert Fitzgerald**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **The Estate of Richard David Lyons by Robert Fitzgerald** for the purposes therein contained.

Witness my hand and official seal on this the 2 day of **December**, **2022**:

NOTARY PUBLIC

My Commission Expires:_____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Edward Fitzgerald** and **Maryland Eugene Lyons,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2 day of **November, 2022:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

Date: 12/2/22
Larry Latoniea Fitzgerald , Individually

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry Latoniea Fitzgerald,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of ~~November~~ December, 2022:

Notary Public

My Commission Expires: 09/1/24

SANDRA MBANEFO
NOTARY PUBLIC
EXPIRES
GEORGIA
09-01-2024
FULTON COUNTY

Certificate of Authenticity

I, Drusilla Bryant, 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 12-6-2022.

Drusilla Bryant
Affiant Signature

12-6-2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of Dec, 2022.

Notary's Signature

My Commission Expires: _____

Notary's Seal

