Karen Johnson Davidson County
Batch# 1039538 DEEDWARR
08/17/2023 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20230817-0064354

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $438,000.00.

Affiant

Subscribed and sworn before me this the 17th day of August, 2023.

Notary Public
My commission expires: 9-21-2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James Houk 712 Lake Terrace Dr. Nashville, TN 37217	NEW OWNER	150-02-0 358.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN L. LYONS AND INNA N. LYONS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES HOUK AND KATHLEEN R. HOFFMAN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Revised Castlegate, Section 3 & 6 of record in Plat Book P6200, Page 565, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 74.74 feet on the Northeasterly margin of Lake Terrace Drive and extends back 159.85 feet on the Northwesterly line and 164.83 feet on the Southeasterly line to a broken line in the rear, measuring 51.54 feet thereon.

Being the same property conveyed to John L. Lyons and Inna N. Lyons, husband and wife, by deed dated 11/21/2017, from Julius A. Fuscaldo and wife, Josephine A. Fuscaldo, and Julie D. Carano, of record in Instrument No. 20171201-0122811, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 712 Lake Terrace Dr., Nashville, TN 37217.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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 my hand this the 17th day of August, 2023.

John L. Lyons

Inna N. Lyons

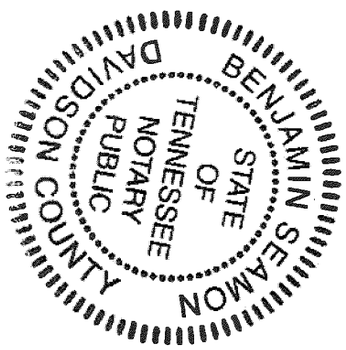
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John L. Lyons and Inna N. Lyons, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of August, 2023.

My commission expires:
9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Jennifer Harris, 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 8.17.2023 (date of document).

Affiant Signature

8.17.2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

NOTARY'S SEAL

