Karen Johnson Davidson County
Batch# 1051794 DEEDWARR
09/19/2023 01:47:30 PM 4 pgs
Fees: $23.00 Taxes: $2,682.50
20230919-0073661

Name and Address of New Owner:
David Brown
201 White Court
Nashville, TN 37211

Send Tax Bills To:
David Brown
201 White Court
Nashville, TN 37211

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

Map & Parcel No: 172-10-0B-054-00

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, **Ricky Dale Lyle, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Brown, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 of Christiansted Valley Subdivision, of record in Plat Book 20010209-0012854, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Ricky Daley Lyle, by Quitclaim Deed dated November 29, 2007 from Karen Lenell Lyle, recorded December 4, 2007 in Instrument No. 20071204-0140472 in the Register's Office.

Being the same property conveyed to Ricky D, Lyle and wife, Karen L. Lyle by Warranty Deed dated August 31, 2001 from Regent Development, LLC, recorded September 7, 2001 in Instrument No. 20010907-0097302 in the Register's Office.

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 7th day of September, 2023.

Ricky Dale Lyle (SEAL)
Ricky Dale Lyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of September, 2023, before me personally appeared Ricky Dale Lyle, 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 7th day of September, 2023.

Notary Signature
My commission expires: 3/3/25

DELANA LOWTHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON 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 $725,000.00, 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
7th day of September, 2023.

Notary Public
My commission expires: 5/5/2025
File No. 2023-6271-TS

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024