WARRANTY DEED

Karen Johnson Davidson County
Batch# 1053451 DEEDWARR
09/25/2023 09 36 00 AM 2 pgs
Fees. $13 00 Taxes $4,162 50

20230925-0074934

R. L MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,125,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2023

Notary Public

My commission expires January 8, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Peter C. Lyons **Margarita Lyons**	New Owner	**Map 117-08-0 Parcel 176.00**
1405 Clayton Ave.		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Wilson Hubbell, unmarried, and Jessica Gardner, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter C. Lyons and Margarita Lyons, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No. 5 on the Map showing the subdivision of the North part of the land conveyed by C.D. Compton to George W. Harding and wife, of record in Book 547, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Wilson Hubbell and Jessica Gardner, husband and wife, by Warranty Deed dated June 23, 2011, from Tracey Anne Harriman, Trustee, Tracey Harriman Revocable Trust, U/A DTD January 16, 2009, of record in Instrument No. 20110628-0049249, Register's Office for Davidson County, Tennessee. The said Wilson Hubbell and Jessica Gardner having since divorced by Final Decree of record in Docket No. 23D-403, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 547, Page 72, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **1405 Clayton Ave., Nashville, TN 37212**

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 that we 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this **21st** day of **September, 2023.**

Wilson Hubbell

Jessica Gardner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Wilson Hubbell and Jessica Gardner,** the within named sellers, 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 at Nashville, Tennessee, this **21st** day of **September, 2023.**

Notary Public

My Commission Expires: 5/9/2026

