After recording return to:
Boston National Title
600 Rouser Road
Suite 500
Coraopolis, PA 15108
File No. TN23108254

Karen Johnson Davidson County
Batch# 1066473 DEEDWARR
10/31/2023 09:56:30 AM 5 pgs
Fees: $28.00 Taxes: $2,220.00
20231031-0084913

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Map-Parcel No.: 105-14-0C-002-00-C

WARRANTY DEED

THIS INDENTURE made and entered into on this 26 day of October, 2023 by and between **Gregory L. Lyons and Paula W. Lyons, husband and wife,** whose address is 908 Smith Court, Bowling Green, KY 42103, hereinafter referred to as Grantor(s) and **Daniel Banks and Kristen Banks, husband and wife, as tenants by the entirety,** whose address is about to be 2202 Knowles Avenue, Nashville, TN 37204, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Six Hundred Thousand and 00/100 Dollars ($600,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 2202 Knowles Avenue, Nashville, TN 37204

Being that parcel of land conveyed to Gregory L. Lyons and Paula W. Lyons, husband and wife from Rebecca Elise Gregory N/K/A Rebecca Elise Griffey, a married woman by that Deed dated 8/18/2020 and recorded 8/19/2020 in Official Records Document No. 20200819-0093314, of the Public Records of Davidson County, TN.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Gregory L. Lyons

Paula W Lyons
Paula W. Lyons

STATE OF KY
COUNTY OF Warren

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Gregory L. Lyons and Paula W. Lyons**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, this 26 day of October, 2023.

Brad Hogan
Notary Public

My Commission expires: 8/5/2027

BRAD HOGAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP74972
My Commission Expires Aug 5, 2027

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 600,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Gregory L Lyons Paula K Lyons

STATE OF KY
COUNTY OF Wayne

Sworn to and subscribed before me this 26 day of October, 2023

BRAD HOGAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP74972
My Commission Expires Aug 5, 2027

Notary's Signature

My Commission Expires: 8/5/2027

Name and address for person(s) responsible for taxes:

Daniel Banks and Kristen Banks
2202 Knowles Avenue
Nashville, TN 37204

Name and address of property owner:

Daniel Banks and Kristen Banks
2202 Knowles Avenue
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, **PAULA W. LYONS**, 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 10/26/2023 (date of document).

Paula W Lyons
Affiant Signature

10-26-2023
Date

STATE OF KY
COUNTY OF Warren

Sworn to and subscribed before me this 26 day of October, 2023

Brad Hogan
Notary's Signature

BRAD HOGAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP74972
My Commission Expires Aug 5, 2027

My Commission Expires: 8/5/2027

EXHIBIT "A"
LEGAL DESCRIPTION

A condominium comprised of:

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

Land in Davidson County, Tennessee, being Unit No. 2202 on the plan of the Park at Melrose Townhomes; a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee code annotated, as established by Declaration of covenants, conditions and restrictions of the Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument no. 20070604-0065994, and First supplementary declaration of covenants of record in Instrument no. 20070614-0071575, Register's office for Davidson County, Tennessee, including without limitation the by-laws appended thereto, said register's office, together with the undivided percentage interest in the Common elements appurtenant to said unit, as set forth in said declaration of covenants. reference is hereby made to the plan of the Park at Melrose Townhomes, shown on Exhibit "c" to the declaration of covenants of record in Instrument no. 20070604-0065994, for a more Complete identification and description of said unit.

This conveyance is made 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) building restrictions; and 5) other matters of public record.

Map-Parcel No.: 105-14-0C-002-00-C

Property commonly known as: 2202 Knowles Avenue, Nashville, TN 37204