Name and Address of New Owner:
Daniel Wayne Raike
4686 Lickton Pike
Whites Creek, TN 37189

Send Tax Bills To:
P.O. Box 796788
Dallas, TX 75379-6788

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 031-00-0-075.00

Karen Johnson Davidson County
Batch# 1097524 DEEDWARR
02/02/2024 12:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20240202-0007533

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, **James Stanley Lyons, Jennifer Hensley, Jeri Malone, LaDonna Ramsey, Heirs and beneficiaries of James Russell Lyons, deceased**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Wayne Raike, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, described as follows, described according to survey made by Ralph W. C. Lambert, Surveyor, April 16, 1966, as follows:

Beginning at the southeast corner of the property conveyed to William A. Barry and wife, by Deed of record in book 3339, Page 61, and by deed of correction of record in Book 3442, Page 365, and by Quitclaim Deed of record in Book 3342, Page 363, Register's Office of said County, said point being also in the center line of Lickton Pike; thence with said Barry's southerly line North 87 deg. West 454 feet to an iron pin; thence North 16 deg. West 125 feet to an iron pin; thence North 78 deg. East 80 feet to an iron pin; thence North 16 deg. West 240 feet to an iron pin in Joe Chandler's southerly line; thence with same South 89 deg. West 230 feet to an iron pin; thence South 16 deg. East 425 feet to an iron pin; thence South 87 deg. East 592 feet to the center of said Lickton Pike; thence with the center of same, North 7 deg. West 100 feet to the beginning, containing 3 acres more or less.

Being the same property conveyed to James Russell Lyons and wife, Diana Ray Lyons by Warranty Deed from Annie May Lyons, R. Stanley Lyons and wife, Harriett M. Lyons, dated June 4, 1966 and recorded June 10, 1966 in Book 4024, Page 718, Register's Office of Davidson County, Tennessee.

Final Decree of Divorce file No. 83345 recorded April 26, 2023 in Instrument No. 20230426-0030676, (original copy dated August 20, 1976) divests Diana Rea Allison Lyons out of title and states property is James Russell Lyons exclusive property.

James Russell Lyons having become deceased on or about November 30, 2022, eaving Lari Berry as Executrix of his Estate in Probate Case No. 23P-777.

Lari Berry died intestate on June 8, 2023. Probate opened for Lari Berry in Davidson County in Docket No 23P1724. Affidavits of Heirship of record in Instrument No. 202402020007530_____, Instrument No. _202402020007531_____, and Instrument No. __202402020007532_____, said Register's Office.

This is improved property also known as 4686 Lickton Pike, Whites Creek, Tennessee 37189.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION

ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 30th day of January, 2024.

_____(SEAL)
James Stanley Lyons

_____(SEAL)
Jennifer Hensley

_____(SEAL)
Jeri Malone

_____(SEAL)
LaDonna Ramsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Stanley Lyons, Jennifer Hensley, Jeri Malone, and LaDonna Ramsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of January, 2024.

_____
Notary Public
My commission expires:

CHELSEA L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
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 $305,000.00, 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
30th day of January, 2024.

Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-24-3171

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1.30.24.

Affiant Signature

1.30.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of January, 2024.

Notary Signature

My Commission Expires: 5.9.26

