Karen Johnson Davidson County
Batch# 1106422 DEEDWARR
03/01/2024 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,885.63
20240301-0014234

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240146733

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $779,900.00

Affiant

Subscribed and sworn to before me, this 29th day of February, 2024.

Daniel Thompson
Notary Public
My Commission Expires: 12/20/27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicholas Lyon and Kensley Lyon 526 Croley Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 091 13 2U 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **S&J Building Group, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Lyon and Kensley Lyon, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 526 of 526-528 Croley Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 526-528 Croley Drive, a Horizontal Property Regime, of record in Instrument Number 20220401-0038097, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to S&J Building Group LLC, by Warranty Deed from Kathleen Elizabeth Longsmith and Mark Christopher Smith, husband and wife, of record in Instrument NO. 20220408-0041336, in the Register's Office of Davidson County, Tennessee, dated April 07, 2022 and recorded on April 08, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Crolywood Subdivision, Section II, as recorded in Plat Book 1130, Page(s) 100.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220401-0038097.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20231214-0096586.

This is improved property located at 526 Croley Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2024.

S&J Building Group, LLC

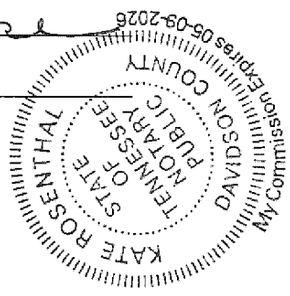
By: Shannon Ryan, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Shannon Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member of S&J Building Group, LLC, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 28th day of February, 2024.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 02/28/2024 (date of document).

Affiant Signature

02/29/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-2-26

NOTARY'S SEAL

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY