THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1134662 DEEDWARR
05/14/2024 03:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240514-0035692

Address New Owners:
Melanie Kathleen Lyon and Jeremy James Lyon
Trustees of the Lyon Living Trust Dated May 9, 2024
337 Haddon Court
Franklin, TN 37067

Send Tax Bills To:
Melanie Kathleen Lyon and Jeremy James Lyon
Trustees of the Lyon Living Trust Dated May 9, 2024
337 Haddon Court
Franklin, TN 37067

Map & Parcel Nos. 104-6-A-132CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Jeremy Lyon and wife, Melanie Lyon, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Melanie Kathleen Lyon and Jeremy James Lyon, Trustees of the Lyon Living Trust dated May 9, 2024, hereinafter called the Grantees, their heirs and/or 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 Unit No. A, as shown on the map entitled Revisions of the First Floor, Continental Condominiums, of record in Plat Book 6900, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to John Mynatt by Warranty Deed from Patricia C. Williams, as Trustee to the Rudy Elois Ruark, Jr. Irrevocable Trust of record in Book 8986, Page 853, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Patricia S. Mynatt by Quitclaim Deed from John Mynatt of record in Book 9577, Page 897, said Register's Office.
>
> This being the same property conveyed to Jeremy Lyon and wife, Melanie Lyon, by Warranty Deed from Patricia S. Mynatt, of record in Instrument No. 20070525-

0062781 dated and recorded on May 25, 2007 in the Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 6900, page 43, Register's Office for Davidson County, Tennessee.

2. Easement for overhang of electric power line of record in Book 4825, Page 592, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Continental Condominiums, of record in Book 5862, page 589; and amended in Book 6135, Page 788 and in Book 6435, Page 549, Register's Office for said County.

4. Certificate for Resolution of By-Laws of record in Instrument No. 20051024-0128399, Register's Office for Davidson County, Tennessee.

5. Final Judgment Order to correct square footage of first floor commercial units of Continental Condominiums of record in Book 7475, Page 137, Register's Office for Davidson County, Tennessee.

6. Taxes for the current year, which, if not paid, have been assumed by Grantees. County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

This is improved property known as 3415 West End Avenue, Unit 101A, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and/or assigns forever.

GRANTORS COVENANT with 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/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTOR'S WARRANTY DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 9th day of May, 2024.

GRANTORS:

Melanie Lyon

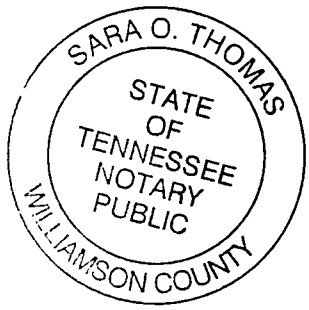
Jeremy Lyon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Melanie Lyon and Jeremy Lyon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who I acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal. this 9th day of May, 2024.

NOTARY PUBLIC
My Commission Expires: September 28. 2026



OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara Thomas, 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 May 9, 2024.

Sara Thomas
Attorney at Law
May 13, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 13th day of May, 2024.

NOTARY PUBLIC

NICHOLAS R NELSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: August 15, 2027