WARRANTY DEED

Karen Johnson Davidson County
Batch# 1136418 DEEDWARR
05/17/2024 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20240517-0036895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/4/27

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2024040046

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jamie Isabel and Karen Isabel	SAME AS NEW OWNER	
(NAME)	(NAME)	
221 Andover Way		081-11-0-115.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY THOUSAND AND NO/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOSEPH LYLE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMIE ISABEL AND WIFE, KAREN ISABEL**, 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(s) 111, as shown on the map entitled the Plan of S. A. Champions Subdivision, of record in Book 161, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAKE G. LYLE AND WIFE SUSIE LYLE, by deed from GEORGIA S. SMITH AND HUSBAND THOS. O. H. SMITH, of record in Book 5205, page 186, dated September 30, 1977, said Register's Office. The said Jake G. Lyle having since died on or about March 12, 1992. SUSIE B. LYLE further conveyed to SUSIE B. LYLE AND LEROY LYLE, of record in Book 10541, page 329, dated July 18, 1997, said Register's Office. LEROY LYLE further conveyed to SUSIE B. LYLE, by quitclaim deed of record in Instrument No. 20060427-0048650, dated April 20, 2006, said Register's Office. Susie B. Lyle having since died intestate on or about December 14, 2014 leaving said property to Joseph Lyle, Lester Lyle and Leroy Lyle. For further reference see Affidavit of Heirship of record in Instrument NO. 20211025-0143112 and Instrument No. 20211025-0143113, said Register's Office. Leroy Lyle predeceased Susie B. Lyle on or about September 28, 2017, leaving his interest to JOSEPH LYLE AND LESTER LYLE his only heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20211025-0143121 and Instrument No. 20211025-0143122, said Register's Office. LESTER LYLE further conveyed to JOSEPH LYLE, by quitclaim deed of record in Instrument No. 20220225-0021649, dated February 9, 2022, said Register's Office.

This is a vacant Lot.

unimproved X
This is improved property, known as 1605 22nd Avenue North, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do 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 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.

Executed by my hand this 15th of May, 2024.

Joseph Lyle

STATE OF Tennessee

County OF Davidson

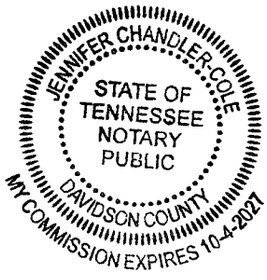
Before me, a Notary Public for the above stated County and State , do hereby certify that Joseph Lyle personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th of May, 2024.

Notary Public

My Commission Expires: 10-4-27

(SEAL)



Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 15, 2024

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 05-16-24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 05-14-24

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026