Karen Johnson Davidson County
Batch# 1187601 DEEDWARR
09/30/2024 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20240930-0075361

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $155,000.00.

Maddyn Spencer
Affiant

Subscribed and sworn before me this the 25th day of September, 2024.

Sydney Angell
Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Marlecia C. Horton	Republic Bank & Trust Co.	051-15-0A-043.00
420 Walton Lane I-43	601 W. Market Street	
Madison, TN 37115	Louisville, KY 40202	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHAUN LYONS, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARLECIA C. HORTON, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. I-43, as shown by Plat of Quail Creek, as shown on Exhibit "C" (Pages 89-90) of the Master of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Shaun Lyons, a married man, by Quitclaim Deed dated 04/23/2024, from Colleen Lyons, a married woman, of record in Instrument No. 20240424-0029463

Also being the same property previously conveyed to Shaun Lyons and Colleen Lyons, husband and wife, by Warranty Deed dated 12/17/2021, from Kenneth Sliger and Leslie Sliger, husband and wife, of record in Instrument No. 20211221-0168553, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 420 Walton Lane I-43, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 25th day of September, 2024.

Shaun Lyons

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shaun Lyons, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2024.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9/25/24.

Affiant Signature

9/30/24

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY