Karen Johnson Davidson County
Batch# 1244048 DEEDWARR
03/06/2025 02:51:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250306-0017048

WARRANTY DEED

MAIL RECORDED DEED TO:

PETER C. LYONS, TRUSTEE
MARGARITA LYONS, TRUSTEE
8000 MEADOWBROOK DRIVE
INDIANAPOLIS, IN 46240

OWNER (SEND TAX BILLS TO):

PETER C. LYONS, TRUSTEE
MARGARITA LYONS, TRUSTEE
8000 MEADOWBROOK DRIVE
INDIANAPOLIS, IN 46240

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, PETER C. LYONS and MARGARITA LYONS, husband and wife (herein, "Grantor"), whose address is 8000 Meadowbrook Drive, Indianapolis, IN 46240, hereby sells, transfers and conveys to PETER C. LYONS AND MARGARITA LYONS, TRUSTEES, or any successors in trust, under THE LYONS FAMILY REVOCABLE TRUST dated February 18, 2025 and any amendments thereto (herein, "Grantee"), whose address is 8000 Meadowbrook Drive, Indianapolis, IN 46240, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1405 Clayton Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: Map 117-08-0 Parcel 176.00

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 27 day of FEB, 2025.

GRANTOR:

Peter C. Lyons

STATE OF INDIANA
COUNTY OF HAMILTON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Peter C. Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2025.

[Affix Notary Seal]

Alesha J. Dugger
Notary Public Seal State of Indiana
Marion County
Commission Number NP0665330
My Commission Expires 3/21/2031

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/21/2031

GRANTOR:

Margarita Lyons

STATE OF INDIANA
COUNTY OF HAMILTON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Margarita Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 20___.

[Affix Notary Seal]

Alesha J. Dugger
Notary Public Seal State of Indiana
Marion County
Commission Number NP0665330
My Commission Expires 3/21/2031

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/21/2031

OATH OF CONSIDERATION

STATE OF INDIANA
COUNTY OF HAMILTON

The actual consideration or value, whichever is greater, for this transfer is TEN DOLLARS ($10.00).

Grantee:

The Lyons Family Revocable Trust dated February 18, 2025

Peter C. Lyons, Trustee

Subscribed and sworn to under oath before me, this 27 day of FEB, 2025 by Peter C. Lyons, as Trustee of The Lyons Family Revocable Trust dated February 18, 2025.

[Affix Notary Seal]

Alesha J. Dugger
Notary Public Seal State of Indiana
Marion County
Commission Number NP0665330
My Commission Expires 3/21/2031

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/21/2031

Grantee:

The Lyons Family Revocable Trust dated February 18, 2025

Margarita Lyons, Trustee

Subscribed and sworn to under oath before me, this 27 day of Feb, 2025 by Margarita Lyons, as Trustee of The Lyons Family Revocable Trust dated February 18, 2025.

[Affix Notary Seal]

Alesha J. Dugger
Notary Public Seal State of Indiana
Marion County
Commission Number NP0665330
My Commission Expires 3/21/2031

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/21/2031

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 5 on the Map showing the subdivision of the North part of the land conveyed by C.D. Compton to George W. Harding and wife, of record in Book 547, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 547, Page 72, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Taxes for the current year prorated and assumed by the Grantee.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20230925-0074934 on September 25, 2023.

PIN NO: Map 117-08-0 Parcel 176.00

STREET ADDRESS: 1405 Clayton Avenue, Nashville, TN 37212

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

25-102294 (HW)

CERTIFICATE OF AUTHENTICITY

I, Shelley Bryant, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dated: 02/27/2025

State of Florida

Date of Document: 02/27/2025

County of Hillsborough

Personally appeared before me, Angela N. Guiler, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Angela N. Guiler

Notary's Signature

Date: 02/27/2025

My Commission Expires: Sept. 20, 2025
Date

Notary's Seal (if on paper)

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025