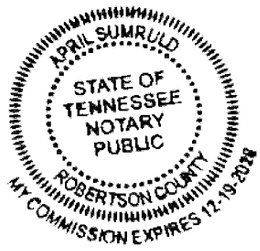
Karen Johnson Davidson County
Batch# 1277461 DEEDWARR
05/27/2025 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20250527-0041253

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $825,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 20th day of May, 2025. Notary Public My commission expires: 12-19-28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Katherine Peters	Legacy Home Loans, LLC dba Steadfast Mortgage	061-14-0-232.00
3815 Burrus Street	408 Highway 76	
Nashville, TN 37216	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW TOCCO AND AVON LYONS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE PETERS, UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the southerly 50 feet of the easterly part of Lot No. 75 on the Plan of Maplewood Home Tract, of record in Plat Book 421, Page 174, in the Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point on the westerly margin of Burrus Street at the comer of Lot Nos. 74 and 75 on said plan, said point being the Northeast corner of a part of a Lot No. 74 conveyed to William Thomas Smith and wife, by Deed from James R. Owen and wife, of record in Book 1643, Page 269, said Register's Office; thence, with the westerly margin of said street, North 27 degrees. 06 minutes East 50 feet; thence North 71 degrees. 31 minutes West 252.63 feet, more or less, to the eastern boundary line of Lot No. 1 on the Plan of Baxter Heights, as of record in Book 2083, Page 94, said Register's Office; thence, with the eastern boundary line of said Lot No. 1, South 26 degrees. 03 minutes West (erroneously shown as 30 minutes on previous deed) 50 feet to the northern boundary line of said Lot No. 74; thence, with the line between said Lot Nos. 74 and 75, South 71 degrees. 31 minutes East 252.63 feet to the beginning.

Being the same property conveyed to Matthew Tocco, an unmarried person and Avon Lyons, an unmarried person, as tenants in common with right of survivorship by Warranty Deed from Urban Dwell Homes, LP, a Tennessee Limited Partnership of record in Instrument No. 20190517-0046887 Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded on May 17, 2019.

Being the same property conveyed to Matthew Tocco and Avon Lyons, husband and wife, as tenants by the entireties by Quitclaim Deed from Matthew Tocco and Avon Lyons, husband and wife, who acquired title as unmarried persons of record in Instrument No. 20220622-0071428 Register's Office for Davidson County, Tennessee, dated June 10, 2022 and recorded on June 22, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3815 Burrus Street, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of May, 2025.

Matthew Tocco

Avon Lyons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Tocco and Avon Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of May, 2025.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 20. 2025.

Affiant Signature

27th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028