Karen Johnson Davidson County
Batch# 1305088 DEEDWARR
08/01/2025 02:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20250801-0061248

WARRANTY DEED

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2025

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susie M. Baird	**New Owner**	142-09-0-F-612.00
(NAME) **6622 Ellwood Ct.**	(NAME)	
(ADDRESS) **Nashville, TN 37205 XXXX**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Gilbert Jeffrey Lyons and Sharon Joan Lyons,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susie M. Baird,** married, 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:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 612, together with the Carport designated No. 612-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516 and 517, as amended in Book 6900, page 654, et seq. Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, page 396, et seq. Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, pages 396 - 438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kenneth Lyons and wife, Arlene G. Lyons, by Warranty Deed from Robert H. Briggs and wife, Jone D. Briggs, dated November 28, 2000, of record in Instrument No. 20001207-0120690, Register's Office for Davidson County, Tennessee. Arlene G. Lyons died on February 6, 2017 leaving Kenneth Lyons as the surviving tenant. Kenneth Lyons died testate in Georgia on January 18, 2020 leaving Gilbert Jeffrey Lyons and SharonJoan Lyons as his sole heirs. The Estate of Kenneth Lyons was probated in the Probate Court for Fulton County Tennessee, Estate No PC-2022-000406. See Affidavit of Heirship recorded simultaneously herewith. 202508010061247

unimproved ☐

This is improved ☑ property, known as 612 General George Patton Road, Nashville, TN 37221

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 6900, page 397, corrected in Book 8123, page 690, and Book 6900, pages 515-517, amended in Book 6900, pages 654-657; 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 Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as 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 establishing a Horizontal Property Regime of River Plantation, of record in Book 7417, page 396; Instrument No. 20170921-0093904; Instrument No. 20180529-0051185 and Instrument No. 20190501-0040495; Rules and Regulations of record in Instrument No. 20200205-0013635; Instrument No. 20221103-0118543 and Instrument No. 20230327-0021947; Easement to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20230413-0027102, amended in Instrument No. 20230721-0056216, and Instrument No. 20230413-0027167, amended in Instrument No. 20230721-0056217; Conveyance of common area to Homeowners Association of record in Instrument No. 20090825-0079854; all of record in the Register's Office for **Davidson** County, Tennessee.

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.

Witness our hands this 31st day of July, 2025.

Sharon Joan Lyons

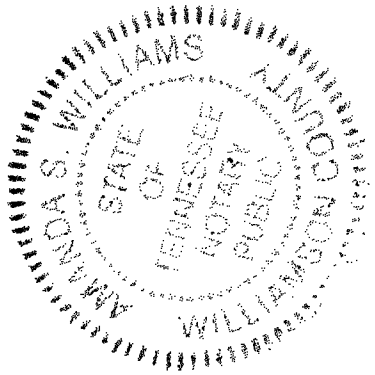
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Sharon Joan Lyons, with whom I am personally acquainted, (or proved to me on thebasis of satisfactory evidence), and who acknowledged that executed the foregoing instrument for purposestherein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 31st day of July, 2025.

Notary Public
My Commission Expires: 10-29-28

File No.: 39548



Gilbert Jeffrey Lyons

State of Georgia
County of Cherokee

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

WITNESS my hand and official seal at 4653 Olde Towne Pkwy, Marietta GA 30068, this 31st day of July, 2025.

Joanne Tedesco
Notary Public
My Commission Expires: 11-4-25

File No.: 39548

JOANNE TEDESCO
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
MY COMMISSION EXPIRES
NOVEMBER 04, 2025

Certificate of Authenticity

I, Alicia Hamilton, 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

7/31/25.
Date

Affiant Signature

8/1/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1st day of Aug, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON