WARRANTY DEED

Karen Johnson Davidson County
Batch# 1359276 DEEDWARR
12/17/2025 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $725.20
20251217-0100527

File #25-TC-0439-P

(SEAL)

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Reyes Lopez Diaz, Felipe Lopez Diaz, Jose Eliazar Lopez Diaz, and Kegan Aaron Jones	**NEW OWNER**	
(NAME)	(NAME)	**060 01 0 050.00**
2389 Quarry Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

KRISTY GREGORY AND LULA LYONS, PERSONAL REPRESENTATIVES OF ESTATE OF JOHN LYONS,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

REYES LOPEZ DIAZ, A MARRIED PERSON, FELIPE LOPEZ DIAZ, AN UNMARRIED PERSON, JOSE ELIAZAR LOPEZ DIAZ, A MARRIED PERSON, AND KEGAN AARON JONES, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee and Being Lot No. 6 on the Plan of ALDRICH HEIGHTS, SECTION II, as of record in Book 2133, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John Lyons, Unmarried, by Warranty Deed from Dimple Shores, Unmarried, of record in Instrument No. 20041207-0145643, in the Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on December 07, 2004. The said John Lyons died testate on August 31, 2025. Kristy Gregory and Lula Lyons are authorized to convey, as personal representatives, under the Order Approving Sale of Real Property, in the Probate Court of Davidson County, Tennessee in Docket No. 25P-1913. John Lyons and John D. Lyons are one and the same.

Kristy Gregory joins in to convey any interest she may have.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ALDRICH HEIGHTS, SECTION II, as recorded in Plat Book 2133, Page(s) 128.
* Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2300, Page 212.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 439 Ewing Drive, Nashville, TN 37207.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15th day of December, 2025.

Estate of John Lyons

By: x _____
Kristy Gregory, Personal Representative

By: x _____
Lula Lyons, Personal Representative

x _____
Kristy Gregory, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of December, 2025, before me personally appeared Kristy Gregory, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of December, 2025.

_____
Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kristy Gregory and Lula Lyons with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Personal Representatives of the Estate of John D. Lyons, and who further acknowledged that they are authorized to execute the within instrument as Personal Representatives.

Witness my hand, at office, this ~~28th~~ 15 day of ~~July, 2022.~~ DEC., 2025

_____
Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

True Copy Certification

I, **Tonya Cherry,** 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 this the 15 day of December, 2025.

Affiant Signature
Date 12-15-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028