Karen Johnson Davidson County
Batch# 1361281 DEEDWARR
12/23/2025 01:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,909.20
20251223-0102199

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-35761-25

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $516,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December 2025

NOTARY PUBLIC

My commission expires: 11-28-26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin Waller and Lesa Waller 3500 St. Laurence Rd Delton, TN 37080	Same address as new owner	051-16-0-015.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SIXTEEN THOUSAND AND 00/100 Dollars ($516,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KELLY L. STEWART, JOHN M. LYNCH, III, NICK LYNCH, MICHAEL E. LYNCH, LORI M. KOLB, THOMAS P. LYNCH, KATHRYN LYNN LYNCH, JANICE M. MCCADDIN, LESA A. WALLER, AND MELODY M. WILSON**, all heirs of John Murray Lynch, Jr, James N. Lynch and Carol Marie Moss (3 deceased children of Margueritte D. Lynch, aka Margueritte Deaderick Lynch, also deceased) hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBIN D. WALLER AND LESA A. WALLER**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 8, in Block No. 4, on the Plan of A.J. McGaughey's Haysboro Subdivision, of record in Book 547, pages 15 and 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John M. Lynch and Margueritte D. Lynch from John L. Neal and Frances H. Neal by Warranty Deed dated August 18, 1949, and recorded August 22, 1949 in Book 1733, page 551, said Register's Office.

The said John M. Lynch, aka John Murray Lynch, Sr., having died March 22, 1973, leaving Margueritte D. Lynch, aka Margueritte Deaderick Lynch, as the sole owner by being the surviving spouse. Margueritte D. Lynch having died testate November 16, 1998, devising the subject property to Carol Marie Moss, with a provision that, upon the death of Carol Marie Moss, the property should be sold and the proceeds divided

between the children of Carol Marie Moss, John Murray Lynch, Jr., and James N. Lynch. Further, if either John Murray Lynch, Jr., and James N. Lynch predecease Carol Marie Moss, their interest would pass to their children. John Murray Lynch, Jr., having died April 21, 2020, James Nicholas Lynch having died November 30, 2009, and Carol Marie (Lynch) Moss having died November 13, 2023. The ten heirs of the three children are: Kelly L. Stewart, John M. Lynch, III, Nick Lynch, Michael E. Lynch, Lori M. Kolb, Thomas P. Lynch, Kathryn Lynn Lynch, Janice M. McCaddin, Lesa A. Waller, and Melody M. Wilson, as all evidenced by Muniment of Title filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division as Docket No. 25P848 and Affidavits of Heirship of record in Instrument No. _____202512230102196_____, _____202512230102197_____ and _____202512230102198_____, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __x_ improved property, known as: 4432 Brush Hill Road, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 19th day of December, 2025

GRANTOR(S)

Kelly L. Stewart, heir of James N. Lynch

John M. Lynch, III, heir of John Murray Lynch, Jr.

Nick Lynch, heir of James N. Lynch

Michael E. Lynch, heir of John Murray Lynch, Jr.

Lori M. Kolb, heir of James N. Lynch

Thomas P. Lynch, heir of John Murray Lynch, Jr.

Kathryn Lynn Lynch, heir of James N. Lynch

Janice M. McCaddin, heir of John Murray Lynch, Jr.

Lesa A. Waller, heir of Carol Marie Moss

Melody M. Wilson, heir of Carol Marie Moss

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Kelly L. Stewart, John M. Lynch, III, Nick Lynch, Michael E. Lynch, Lori M. Kolb, Thomas P. Lynch, Kathryn Lynn Lynch, Janice M. McCaddin, Lesa A. Waller, & Melody M. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of December, 2025.

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11.28.26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 12/19/2025 (date of document).

Jennifer L Pennell

12/19/2025

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 12/19, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2029