Karen Johnson Davidson County
Batch# 1372664 DEEDWARR
01/22/2026 03:39:30 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20260122-0005482

20261003R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $850,000.00. Affiant Subscribed and sworn to before me, this the 20th day of January, 2026. Notary Public My commission expires: 12/16/2028

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Andrew Turner House and Mallory Neal House	New Owner	**132-07-0-046.00** **132-07-0-059.00**
4316 Morriswood Drive		
Nashville, TN 37204		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James Arthur Lyell, unmarried, individually and as Executor of the Estate of Jennifer Lyell

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mallory Neal House and Andrew Turner House, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I
Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Southmeade, as shown of record in Plat Book 1835, Pages 118 and 119, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Tract II
Land in Davidson County, Tennessee, being the Westerly part of Lot 64 on the Plan of Southmeade, of record in Plat Book1835, Page 118 and 119, Register's Office for Davidson County, Tennessee, being triangular in shape and described as follows:

Beginning at a point at the Southwest corner of Lot 64 on the Easterly boundary of Lot 50 on said plan: thence with the line between Lots 64, 50 and 49, Northerly 230.1 feet to a point in the Northwest corner of Lot 64: thence with the Northerly line of said lot Easterly 48 feet to the Westerly boundary of the property taken by the State of Tennessee for Interstate Highway 65; thence with the same Southerly 225 feet to the point of beginning.

Being the same property conveyed to Jennifer Lyell, unmarried by Warranty Deed from Verlon K. Thompson and Demetria D. Kalodimos, Trustee of the DKVT Living Trust dated December 09, 2015 of record in Instrument No. 20211115-0151479 Register's Office for Davidson County, Tennessee, dated November 02, 2021 and recorded on November 15, 2021.

Said Jennifer Lyell having deceased on or about June 7, 2026. Her last will and testament was admitted to probate on September 16, 2025 in Docket NO. 25P1545 in the Circuit Court, Probate Division, for Davidson County, Tennessee. James Arthur Lyell aka Jim Lyell is personal representative and sole devisee of the residuary estate.

Being the same property conveyed to James Arthur Lyell by Executor's Deed from James Arthur Lyell, Executor of the Estate of Jennifer Lyell Deceased of record in Instrument No. 20251103-0087470 Register's Office for Davidson County, Tennessee, dated October 9, 2025 and recorded on November 03, 2025. Said Jennifer Lyell died Testate on or about June 7, 2025.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 4316 Morriswood Drive, Nashville, TN 37204.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 20th day of January, 2026:

James Arthur Lyell

James Arthur Lyell

Estate of Jennifer Lyell

James Arthur Lyell

James Arthur Lyell, Executor

STATE OF Illinois)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, James Arthur Lyell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 20th day of January, 2026.

My Commission Expires: 11-28-2028 Jean A Griffin
Notary Public

OFFICIAL SEAL
JEAN A GRIFFIN
Notary Public, State of Illinois
Commission No. 306305
My Commission Expires November 28, 2028

STATE OF Illinois)
)
COUNTY OF Williamson)

ESTATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, James Arthur Lyell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Executor of The Estate of Jennifer Lyell, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 20th day of January, 2026.

My Commission Expires: 11-28-2028 Jean A Griffin
Notary Public

OFFICIAL SEAL
JEAN A GRIFFIN
Notary Public, State of Illinois
Commission No. 306305
My Commission Expires November 28, 2028

Certificate of Authenticity

I, [signature], 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 1/20/2026 (date of document).

[signature]
Affiant Signature

Date: 1/21/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21 day of January, 2026.

[signature]
Notary's Signature
My Commission Expires: 2/27/2029

