20251490R

Karen Johnson Davidson County
Batch# 1373193 DEEDWARR
01/23/2026 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $6,937.50
20260123-0006115

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is ~~$1,874,999.00~~ $1,874,999.00

Eli Cantrell
Affiant

Subscribed and sworn to before me, this the 30th day of January, 2026.

Heidi Rae Berryhill
Notary Public

My commission expires: _____

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

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:
Bert Lyles	Same as new Owner	**104-14-0H-086.00-CO**
10 Old Club Court		
Nashville, TN 37215		

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,

Thomas Bannen, an unmarried man

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

LYLES REVOCABLE JOINT TRUST, a Tennessee Trust

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

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Revision 1, Lot 22 Whitworth, Phase 3, Section 3 of record in Plat at Instrument No. 20001013-0101718 and Plat Book 7900, Page 870, 871, 872 and Amendment Plat record in Book 9582, Page 842 and Surveyor's Certificate of Correction record in Book 10270, Page 34 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas S. Bannen by Warranty Deed from Adelynn S. Perry, Trustee of the Adelynn S. Perry Revocable Trust, Established by the Revocable Trust Agreement of Adelynn S. Perry, dated March 28, 2003, as to a 1/2 interest, and Adelynn S. Perry Four-Year Qualified Personal Residence Trust dated December 17, 2012, as to a 1/2 interest and James M. Perry, Jr., Trustee of the continuation Trust, as to a 1/2 interest of record in Instrument No. 20220506-0052430 Register's Office for Davidson County, Tennessee, dated April 27, 2022 and recorded on May 06, 2022 and Corrective Deed recorded on June 13, 2022 and Instrument No. 20220613-0067071.

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 10 Old Club Court, Nashville, TN 37215.

[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 30th 22ND day of January, 2026:

Thomas Bannen

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Thomas Bannen, 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 30th 22ND day of January, 2026.

My Commission Expires: 5/13/28

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 1-22-2026 (date of document).

Jennifer Pennell

1-22-2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 122, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal