Karen Johnson Davidson County
Batch# 1415252 DEEDWARR
05/04/2026 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20260504-0039505

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 39153-03-2026** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $495,000.00.<br>Affiant<br>Subscribed and sworn to before me this 30th day of April, 2026.<br>Notary Public<br>My Commission Expires: 7-7-2027<br>GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027 |

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Charles Jackson Lyon<br>5600 Vine Ridge Drive<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>Servis First Bank<br>2500 Woodcrest Place<br>Birmingham, AL 35209 | **Tax Information:**<br>Map and Parcel No.:<br>10310002700 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Owen B. Canavan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Jackson Lyon, a single man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5600 Vine Ridge Drive, Nashville, TN 37205.

Subject property has never been the residence of the Grantor.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 29th day of April, 2026.

Owen B. Canavan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Owen B. Canavan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2026.

Notary Public

My Commission Expires:

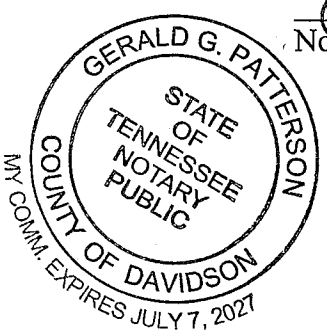


EXHIBIT "A"

Being Lot 2 in SECTION ONE OF BROOKSIDE COURTS ADDITION NO. 4 as of record in Book 1835, Page 81, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 2 is more particularly described as follows, to-wit: Beginning at a point in the Westerly margin of White Bridge Road, the common Easterly corner of Lots 1 and 2 of said Subdivision; thence along the Westerly margin of White Bridge Road 70.4 feet to a point, the beginning of an arc; thence around said arc, having a radius of 25 feet, 38.67 feet to a point in the Northerly margin of Vine Ridge Drive; then Westerly along the Northerly margin of Vine Ridge Drive 105.77 feet to a point; thence North 10 deg. West 124.7 feet to a point, the common Westerly corner of Lots 1 and 2; thence Eastwardly along the common line between Lots 1 and 2, 182.5 feet to the Points of Beginning.

Being the same property conveyed to Ronda Read Taylor, by Warranty Deed from Inez Nobles Miller by and through her co-conservators, Helen McClanahan and Mark A. Thomason, of record in Book 8343, Page 305, in the Register's Office of Davidson County, Tennessee, dated April 29, 1991 and recorded on May 02, 1991.

Being the same property conveyed to Owen B. Canavan, in partial settlement of that certain lawsuit filed in Docket No. 17C1481, Circuit Court For Davidson County, Tennessee, by General Warranty Deed from Ronda Read Taylor, aka Ronda F. Taylor, unmarried, reserving a conditional life estate interest, of record in Instrument No. 20250730-0060116, in the Register's Office of Davidson County, Tennessee, dated November 28, 2018 and recorded on July 30, 2025. The said Ronda Read Taylor, aka Ronda F. Taylor died May 19, 2025.

This conveyance is made subject to:

1. 2026 County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One of Brookside Courts Addition No. 4, as recorded in Plat Book 1835, Page(s) 81.

**Tennessee Certification of Electronic Document**

I, George Mudter 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 April 30, 2026 (date of document).

Affiant Signature

5/1/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of May, 2026.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

