Karen Johnson Davidson County
Batch# 1437668 DEEDWARR
06/24/2026 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20260624-0057091

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Rosemary Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2026.

Tameika L. Jones
Notary Public

MY COMMISSION EXPIRES:
3/16/2030
(AFFIX SEAL)

TAMEIKA L. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
111 Westwood Place, Suite 160
Brentwood, TN 37027

02-NSH26-11444

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ed Lyman and Julia Lyman, husband and wife and Auri Lyman, an unmarried woman 2088 Traemoor Village Drive Nashville, TN 37209	New Owners	114-07-0A-085.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brent Clayton and wife Deleana Clayton**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ed Lyman and Julia Lyman, husband and wife and Auri Lyman, an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 85 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plan to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brent Clayton and wife, Deleana Clayton by Warranty Deed from Allison B. Allbrooks, married of record in Instrument No. 20210604-0075376 Register's Office for Davidson County, Tennessee, dated June 03, 2021 and recorded on June 04, 2021.

Map/Parcel 114-07-0A-085.00-CO

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2088 Traemoor Village Drive, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to said Grantees, 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 hand this 22nd day of June, 2026

Brent Clayton

Deleana Clayton

STATE OF TENNESSEE

COUNTY OF Bradley

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brent Clayton and Deleana Clayton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Cleveland, Tennessee, this 22nd day of June, 2026.

Notary Public

My Commission Expires: March 26, 2028



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tameika Jones, 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 June 24th, 2026.

Tameika Jones — 6/24/2026

Custodian's Signature — date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24th day of June, 2026.

Notary Public

FAITH L. LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 05-16-29