BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1452637
07/30/2026 09:32:42 AM
Fees: $13.00 Taxes: $1,054.50

Davidson County
DEEDWARR
2 pgs

20260730-0070023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (285,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-14-2027 (AFFIX SEAL)

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
CARTER MONTGOMERY AND AUTUMN MONTGOMERY (NAME)	**NEW OWNER** (NAME)	**161 03 0 163.00**
5005 WILKERSON DRIVE NASHVILLE, TN 37211 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 28th day of July, 2026, the undersigned, **SEAN LYONS AND MACEY MONTAVON-LYONS, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CARTER MONTGOMERY AND AUTUMN MONTGOMERY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address OF **5005 WILKERSON DRIVE, NASHVILLE, TN 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of WILKERSON HEIGHTS, ZONE LOT DIVISION OF LOT 2 OF THE RESUBDIVISION OF LOT 21, of record in Plat Book 6900, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Macey Montavon, unmarried woman and Sean Lyons, unmarried man, as joint tenants with right of survivorship, by Warranty Deed from Steven Miles Patterson, married, of record in Instrument No. 20220104-0000897, in the Register's Office of Davidson County, Tennessee, dated December 06, 2021, and recorded on January 04, 2022.

Please note: Macey Montavon married Sean Lyons and Macey Montavon and legally changed her name to Macey Montavon-Lyons.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 28th day of July, 2026.

GRANTOR: SEAN LYONS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **SEAN LYONS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 28th day of July, 2026.

Notary Public My Commission Expires 9-3-29

GROVER COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GRANTOR: MACEY MONTAVON-LYONS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MACEY MONTAVON-LYONS** , with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 28th day of July, 2026.

Notary Public My Commission Expires 9-3-29

GROVER COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY