WARRANTY DEED

Karen Johnson Davidson County
Batch # 1480745 DEEDWARR
10/05/2026 03:13:42 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20261005-0091625

W-RR-26-4452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/9/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wanda Williams	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**165-13-0A-067-00**
3804B Abbott Martin Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **GAIL W. GRIFFIN, EXECUTOR OF THE ESTATE OF RICHARD MARK LYNAM,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WANDA WILLIAMS, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 343, on the Plan of Section 5, Peppertree Forest P.U.D. as of record in Book 7900, Page 499, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard M. Lynam and Janet M. Searcy, unmarried persons by Warranty Deed from Alien Earps and wife, Betty Earps, dated March 29, 1994 and recorded April 4, 1994 in Book 9299, Page 552, Register's Office of Davidson County, Tennessee.

The said Richard M. Lynam and Janet M. Searcy, subsequent to the Deed in Book 9299, Page 552, Register's Office of Davidson County, Tennessee, were then married.

Said Richard M. Lynam and Janet M. Lynam were subsequently divorced by Final Decree entered in Case No. 95D-2924, Fourth Circuit Court for Davidson County, Tennessee.

Thereafter, Janet M. Lynam, formerly known as Janet M. Searcy, conveyed all of her right, title, and interest in said property to Richard M. Lynam by Quitclaim Deed of record in Book 9840, Page 155, said Register's Office.

Said Richard M. Lynam has since died, September 30, 2025, as of record in Case 25P2110 in the Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Page 499, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8757, Page 607, amended in Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 801, Book 9664, Page 162 and record in Instrument Number 20190611-0055977, Register's Office for Davidson County, Tennessee.
- HOA By-Laws of record in Book 8757, Page 623, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 8757, Page 639, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8287, Page 31, Book 8855, Page 555, Book 8855, Page 559, Book 8287, Page 54, Book 8855, Page 616 and Book 8855, Page 621, in the Register's Office for Davidson County,

Tennessee.
- Deed of Conveyance of record in Book 9988, Page 959 and Book 9988, Page 955, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4452 Stoneview Dr, Antioch, Tennessee 37013-1697**.

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 hand(s) this the 30th DAY OF SEPTEMBER, 2026.

Estate of Richard Mark Lynam

BY: _____, Executor
Gail W. Griffin
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAIL W. GRIFFIN, EXECUTOR of the ESTATE OF RICHARD MARK LYNAM, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of September, 2026.

_____
Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212