Davidson County DEEDQC
Recvd: 01/29/13 09:15 4 pgs
Fees:22.00 Taxes:0.00
20130129-0009031

15148078

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 10 day of Jan, 2013, by and between **April Lyons, a married woman,** hereinafter known and referred to as **GRANTOR**, and **April Lyons and Timothy Maglothin, wife and husband, as tenants by the entirety,** whose tax mailing address is 322 Garrett Drive, Nashville, Tennessee 37211, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$10.00**, cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and do by these presents quitclaims unto the Grantees, as tenants by the entirety, a certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 177 on the Revised Plan of Caldwell Hall, Section 1, of Record in Plat Book 2900, Page 57-59, Register's Office for said County, to which reference is made for a more complete description.

Being the same parcel conveyed to April Lyons from Mary Genevieve Cloud, by virtue of a Deed dated 04/30/2004, recorded 05/05/2004, as Instrument No. 20040505-0051390, County of Davidson, State of Tennessee.

Assessor's Parcel No: 147-01-0-255-00

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is required for this deed in accordance with the provisions of T C A. 67-4-409(a)(5).

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

April Lyons

April Lyons

GRANTOR

STATE OF TENNESSEE)

Davidson COUNTY)
)

The undersigned, a Notary, does certify that on this 10 day of Jan, 2013, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by April Lyons.

SUZANNE A MORAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 6, 2015

Suzanne A Moran
Notary Public
My Commission Expires: 1/6/15

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
April Lyons and Timothy Maglothin
322 Garrett Drive
Nashville, Tennessee 37211

Property Owner and Address:
April Lyons and Timothy Maglothin
322 Garrett Drive
Nashville, Tennessee 37211

This instrument prepared without title examination by:
John E. Norman, Esq.
333 West Vine Street, Suite 207
Lexington, KY 40507
(859) 252-1690

Order No.: **15148078**
Loan No.: 1209198141

Exhibit A

The following described property:

Land in Davidson County, Tennessee, being Lot No. 177 on the Revised Plan of Caldwell Hall, Section 1, of Record in Plat Book 2900, Page 57-59, Register's Office for said County, to which reference is made for a more complete description.

Being the same parcel conveyed to April Lyons from Mary Genevieve Cloud, by virtue of a Deed dated 04/30/2004, recorded 05/05/2004, as Instrument No. 20040505-0051390, County of Davidson, State of Tennessee.

Assessor's Parcel No: 147-01-0-255-00

True Copy Certification

I, John Chieffe, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of PA

County of Allegheny

Personally appeared before me, Ronna L Tate, a notary public for this county and state, John Chieffe, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires May 10, 2016