Davidson County DEEDQC
Recvd: 11/13/15 14:54 5 pgs
Fees:27.00 Taxes:0.00
20151113-0115643

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: Title 365-Coraopolis, 400 Rouser Road, Building 2, Suite 201, Coraopolis, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Letitia R. Lyons, Reba M. Lyons and Michael A. Lyons	Letitia R Lyons, Reba M. Lyons and Michael A Lyons	091130A01000CO
5930 O'Brien Avenue	5903 O'Brien Avenue	
Nashville, TN 37209-3016	Nashville, TN 37209	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, LETITIA R. LYONS, single, and REBA M. LYONS and MICHAEL A. LYONS, SR. also known as MICHAEL A. LYONS, wife and husband, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto LETITIA R. LYONS, single, and REBA M. LYONS and MICHAEL A. LYONS, wife and husband, as joint tenants with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 5930 O'Brien Avenue, Nashville, TN 37209-3016, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 10 on the Horizontal Property Regime for Haven West as shown on Exhibit "B" in the Master Deed of record in Instrument #20070918-0111767 and as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Haven West Townhomes of record in Instrument #20090528-0048954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and aforesaid Declaration of Covenants, Conditions and Restrictions for Haven West Townhomes.

TAX ID NO.: 091130A01000CO

And being the same property conveyed from Action Construction of TN, Inc., A Tennessee Corporation, the Grantors, to Letitia R. Lyons and Reba M. Lyons and Husband Michael A. Lyons, Sr., the Grantees by virtue of Deed dated 08/25/2009, and recorded 09/02/2009, as

Instrument Number 20090902-0082626 in the office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 5930 O'Brien Avenue, Nashville, TN 37209-3016.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7 day of NOVEMBER, 20 15.

LETITIA R. LYONS

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF Comal

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LETITIA R. LYONS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name, on this 7 day of NOVEMBER, 20 15.

Notary Public
My Commission expires:
5.17.2018

ELIOT PAULK
Notary Public, State of Texas
My Commission Expires
May 17, 2018

REBA M. LYONS

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF Comal

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that REBA M. LYONS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name, on this 7 day of Nov, 2015.

Notary Public
My Commission expires:
5.17.2018

ELIOT PAULK
Notary Public, State of Texas
My Commission Expires
May 17, 2018

MICHAEL A. LYONS, SR. also known as
MICHAEL A. LYONS

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF Comal

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MICHAEL A. LYONS, SR. also known as MICHAEL A. LYONS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name, on this 7 day of Nov., 2015.

Notary Public
My Commission expires:
6.17.2018

ELIOT PAULK
Notary Public, State of Texas
My Commission Expires
May 17, 2018

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00 .

Affiant/Grantee

Subscribed and sworn to before me this 7 day of November, 2015

Notary Public
My Commission expires:

ELIOT PAULK
Notary Public, State of Texas
My Commission Expires
May 17, 2018

True Copy Certification

I, Grant Settlemire, 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.

Print Name: Grant Settlemire

State of Pennsylvania

County of Allegheny

Personally appeared before me, Daniel F. Loughlin Jr., a notary public for this county and state, Grant Settlemire, 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: 4/22/2018

Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Daniel F. Loughlin Jr., Notary Public
Upper St. Clair Twp., Allegheny County
My Commission Expires April 22, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES