Davidson County DEEDQC
Recvd: 06/20/16 15:38 3 pgs
Fees:17.00 Taxes:0.00
20160620-0062702

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Touchstone Title and Escrow, LLC
318 Seaboard Lane, Suite 114
Franklin, TN 37067
(615) 371-2299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE KARA L. WALL My Commission Expires 05-18-2018

QUITCLAIM DEED

ADDRESS OF NEW OWNER
Linda Alberto-Lyrist
940 Gale Ln., Unit 140
Nashville, TN 37204

SEND TAX BILLS TO:
SAME

MAP & PARCEL
118-05-0-A 009.00CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Linda Alberto-Lyrist fka Linda Lyrist,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto **Linda Alberto Lyrist, unmarried, and Arianna Lyrist, unmarried, as tenants in common with right of survivorship,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs 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 a Lot designated as Building 3, Unit D, and further identified as Parcel Number 9, on the property Tax Map Number 118-5-A, as shown on the revised Plan of St. Martin Square, now known as 12 South Towers, a Planned Unit Development of record in Plat Book 4460, Page 186, Register's Office for Davidson County, Tennessee to which plan reference is made for a complete description and location of said lot.

Being the same property conveyed Linda Lyrist by Warranty Deed from Bethany Kolenie Clark, married, dated May 10, 2013 and recorded on May 14, 2013 in Instrument Number 20130514-0048288, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Property located at: 940 Gale Ln, Unit 140, Nashville, TN 37204.

Witness my hand this the 9 day of June, 2016.

Linda Alberto-Lyrist

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Alberto-Lyrist, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of June 2016.

Elaine K. Eversmeyer
Notary Public

My Commission Expires: 1-6-20



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).