Davidson County DEEDQC
Recvd: 07/14/17 10:40 3 pgs
Fees:17.00 Taxes:0.00
20170714-0070918

Commitment Number: 17-05-064FST

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Jimmy L. Lyon and **Bessie V. Lyon**, 1022 Pennock Avenue, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 08203029200

QUITCLAIM DEED

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Jimmy L. Lyon married to **Bessie V. Lyon**, hereinafter grantors, of **Davidson County, Tennessee**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Jimmy L. Lyon** and **Bessie V. Lyon**, hereinafter grantees, whose tax mailing address is **1022 Pennock Avenue, Nashville, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: Being the southerly 44 feet of Lot No. 10 in George W. Stainback's corrected Plan of Lots in the Lucy H. Lindsley tract of land as of record in Book 161 page 141, Register's Office for Davidson County, Tennessee. Said southerly 44 feet of Lot No. 10 fronts 44 feet on the westerly side of Pennock Street, or Avenue, and runs back between parallel lines 145 feet to an alley.

DERIVATION CLAUSE

Being all the premises conveyed to Jimmy L. Lyon, married, from Michael Hester and Joseph Rollins, Jr. and wife, Kathy Rollins, by deed dated February 08, 1988, recorded February 10, 1988, in Book 7466, Page 567, in the Official Public Records of Davidson County, State of Tennessee. Tax ID No. 082030292.00
Property Address is: 1022 Pennock Avenue, Nashville, TN 37207

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on June 26, 2017:

Jimmy L. Lyon
Jimmy L. Lyon

Bessie V Lyon
Bessie V. ~~Xxxx~~ Lyon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on June 26, 2017 by **Jimmy L. Lyon** and **Bessie V. Lyon** who are personally known to me or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
Comm expires: 5/20/2020

True Copy Certification

I, Melissa Wunderle, 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

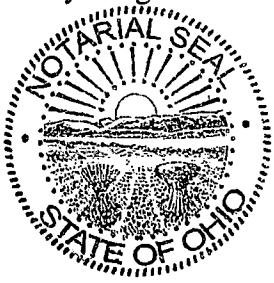
State of OHIO

County of CUYAHOGA

Personally appeared before me, Heidi A. Meehan, a notary public for this county and state, Melissa Wunderle 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)



HEIDI A. MEEHAN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 7/22/19