This Instrument Prepared By:
Miller & Martin PLLC (RLD)
832 Georgia Avenue, Suite 1200
Chattanooga, Tennessee 37402-2289

BILL GARRETT, Davidson County
Trans:T20170072335 DEEDQC
Recvd: 08/21/17 14:10 5 pgs
Fees:27.00 Taxes:0.00
20170821-0085653

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Alena Rheanna Lyons **2424 Una-Antioch Pike** **Antioch, TN 37013**	**Alena Rheanna Lyons** **2424 Una Antioch Pike** **Antioch, TN 37013**	**149-00-0-252**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, **JOANNE KIDD,** of P.O. Box 824, Bonita, CA 91908 (herein "Grantor"), does hereby convey and quitclaim a life estate unto Cherylann Alena Lyons, and the remainder to Alena Rheanna Lyons, both of 2454 Una Antioch Pike, Antioch, TN 37013 (herein "Grantee") all of Grantor's right title and interest in a parcel of land in Davidson County, State of Tennessee, described on **Exhibit "A"** attached hereto and made a part hereof.

Together with all improvements thereon and all rights and privileges appurtenant thereto, and subject to any and all restrictions, covenants, conditions, rights of way and easements affecting said land.

No title examination or updated survey has been obtained in conjunction with this Deed. The preparer disclaims any representation as to the accuracy of the legal description contained herein, or the status of title to the property described herein.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 15th day of April, 2017.

Joanne Kidd
JOANNE KIDD

STATE OF CALIFORNIA)
COUNTY OF _____)

SEE ATTACHED CA ACKNOWLEDGEMENT

Before me, _____, a Notary Public in and for the state and county aforesaid, personally appeared JOANNE KIDD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument as her act and deed for the purposes therein contained.

WITNESS my hand, at office, this _____ day of _____, 2017.

_____
Notary Public
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN DIEGO)

On APRIL 15 ,2017 before me, CHANDNI CHAGANLAL - Notary Public ,
Date *Here Insert Name and Title of the Officer*

personally appeared JOANNE KIDD
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHANDNI CHAGANLAL
COMM. #2093439
Notary Public · California
San Diego County
My Comm. Expires Dec. 13, 2018

Signature CP Chaganlal
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: QUITCLAIM DEED Document Date: 4/15/2017
Number of Pages: 4 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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STATE OF _____)
COUNTY OF _____)

I, _____, **the Grantee above,** hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

_____
Affiant-Grantee

Subscribed and sworn to before me this _____ day of _____, 2017.

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $ _____
_____, **Affiant**
Subscribed and sworn before me this the 21st **Day of** August, 2017.
_____, **Deputy Register**

EXHIBIT "A"

BEGINNING at the northeast corner of the property conveyed to Curtis Kidd of record in Book 5334, page 841, in the Register's Office for Davidson County, Tennessee, said point being the northwest corner of the property herein described; thence along an existing fence line South 86 degrees 41 minutes 00 seconds East, a distance of 130.69 feet to an iron rod; thence South 88 degrees 13 minutes 42 seconds East, a distance of 439.01 feet to an existing set stone; thence South 39 degrees 47 minutes 23 seconds East, a distance of 266.07 feet to an existing stone set; thence South 83 degrees 17 minutes 58 seconds East, a distance of 144.50 feet to an iron rod; thence North 89 degrees 52 minutes 00 seconds East, a distance of 205.52 feet to an iron rod in the common line with the property conveyed to Houston Ezell of record in Book 8234, page 788, R.O.D.C., Tennessee; thence South 00 degrees 32 minutes 48 seconds West, a distance of 118.21 feet to an iron rod situated in the westerly margin of Moss Road; thence leaving said road and following the northerly line of tract two, North 87 degrees 19 minutes 59 seconds West, a distance of 357.02 feet to an iron rod; thence North 47 degrees 21 minutes 46 seconds West, a distance of 225.67 feet to an iron rod; thence North 88 degrees 19 minutes 33 seconds West, a distance of 574.46 feet to an iron rod; thence North 03 degrees 06 minutes 01 seconds East, a distance of 174.13 feet to the point of beginning and containing 3.74 acres of land more or less.

REFERENCE FOR PRIOR TITLE is to Quitclaim deed recorded in Book 8883, page 18, in the Register's Office for Davidson County, Tennessee. Also see Affidavit of Death of Joint Tenant recorded at Instrument #20041014-0123997, in said Register's Office.

This is unimproved property, known as 4255 Moss Road, Antioch, TN 37013, APN No. 149-00-0-252.