BILL GARRETT, Davidson County
Trans:T20170072335 DEEDQC
Recvd: 08/21/17 14:17 3 pgs
Fees:17.00 Taxes:0.00
20170821-0085654

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

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Alena Rheanna Lyons **2424 Una-Antioch Pike** **Antioch, TN 37013**	**John Otis Lyons** **7938 Hamilton Mill Dr.** **Chattanooga, TN 37421**	**149 - 194**

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, **JOHN OTIS LYONS,** of 7938 Hamilton Mill Drive, Chattanooga, TN 37421 (herein "Grantor"), does hereby convey and quitclaim a life estate unto my daughter Cherylann Alena Lyons, and the remainder to my granddaughter, Alena Rheanna Lyons, both of 2454 Una Antioch Pike, Antioch, TN 37013 (herein "Grantee") all of Grantor's right title and interest in the property described on **Exhibit "A"** attached hereto and made a part hereof, subject to the retention of a life estate in Grantor.

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 27 day of July, 2016.

John Otis Lyons
JOHN OTIS LYONS

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me, Kimberly D. Hooper, a Notary Public in and for the state and county aforesaid, personally appeared JOHN OTIS LYONS, 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 he executed the foregoing instrument as his act and deed for the purposes therein contained.

WITNESS my hand, at office, this 27th day of July, 2016.

Kimberly D. Hooper
Notary Public
My Commission Expires: 5-6-2017

KIMBERLY D. HOOPER NOTARY PUBLIC AT LARGE HAMILTON CO., TN

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STATE OF Virginia)
COUNTY OF Norfolk)

I, ALENA LYONS, **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.

Alena Lyons
Affiant-Grantee

Subscribed and sworn to before me this 9th day of August, 2016.

Stacey Maguire
Notary Public
My Commission Expires: 7/31/2019

STACEY MAGUIRE NOTARY PUBLIC MY COMMISSION NUMBER 306054 COMMONWEALTH OF VIRGINIA

EXHIBIT "A"

SITUATED in Davidson County, Tennessee, on the East side of Una – Antioch Road, north of Moss Road, containing approximately 1.86 acres, and being more particularly described as follows:

The home and tract of real property on which it is situated which was conveyed to Alma Juanita Kidd Johnson in the Last Will and Testament of Robert Otis Kidd, Sr., recorded in Book 148, page 634, Probate Clerk's Office for Davidson County, Tennessee, and which was granted to Robert Otis Kidd, Sr. by warranty deed recorded in Book 4074, page 119, Register's Office of Davidson County, Tennessee.

REFERENCE FOR PRIOR TITLE is to Quitclaim deed recorded in Instrument # 20091203-0110937, Register's Office of Davidson County, Tennessee.