| | |
|---|---|
| **QUITCLAIM DEED**<br>H-EL-19-933 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF JANUARY, 2019.<br>Notary Public<br>MY COMMISSION EXPIRES: (AFFIX SEAL) |

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Edmond O. Lyons** | **SAME** | |
| (NAME) | (NAME) | **162-10-0-053.00** |
| **533 Janice Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDMOND O. LYONS ET UX BRENDA B. LYONS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **EDMOND O. LYONS AND BRENDA B. LYONS, HUSBAND AND WIFE, AND JERMALL LYONS, MARRIED, EACH AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of Resubdivision of Lots 42-59, Brook View Estates, Section I, of record in Book 4675, page 17, Register's Office for said County.

SAID Lot No. 53 fronts 80.0 feet on the southeasterly margin of Janice Drive and extends back 143.19 feet on the northeasterly line and 135.00 feet on the southwesterly line to a dead line in the rear, measuring 66.02 feet thereon.

Being the same property conveyed to Edmond O. Lyons et ux Brenda B. Lyons by Warranty Deed from Gerald E. Woodard et ux Betty J. Woodard, of record in Book 5224, Page 850, Register's Office for Davidson, Tennessee, dated November 17, 1977and recorded November 21, 1977.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **533 Janice Drive, Antioch, Tennessee 37013**.

Karen Y Johnson Davidson County
Batch# 182863 **DEEDQC**
01/11/2019 10:47:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190111-0003087

Witness our hands this the 9th day of January, 2019.

Edmond O Lyons
EDMOND O. LYONS

Brenda B Lyons
BRENDA B. LYONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th day of January, 2019.

Katherine Vincent
Notary Public

My Commission Expires: 7-4-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA B. LYONS, the within named 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, this the 9th day of January, 2019.

Katherine Vincent
Notary Public

My Commission Expires: 7-4-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212