QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 230300 DEEDQC
05/15/2019 03:41:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190515-0045965

O-VRES-19-1543

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 12th DAY OF May, 2019.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gabrielle Lyons and Patrick Michael Lyons, wife and husband	~~New Owner~~ Community Mtg, LLC.	
(NAME)	(NAME)	
1543 Hudson Road	19045 E. Valley View PKwy Ste F	063-01-0-022.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Independence MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GABRIELLE LYONS, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GABRIELLE LYONS AND PATRICK MICHAEL LYONS, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/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 the 11th Civil District Davidson County, Tennessee, being a Southwesterly portion of Lot No. 9 on the Plan of Nawakwa Hills Annex, as of record in Book 843, page 64, Register's Office for said County, and being described according to a survey dated April 14, 1968, made by George W. Watkins, Surveyor, as follows:

Beginning at a point in Hudson Lane (now Hudson Road) at the Southeast corner of Lot No. 8, said point being 25 feet South of the Northerly margin of Hudson Lane; thence with the Easterly line of Lot No. 8, North 16 degrees West 313.9 feet to an iron pin in the Easterly line of Lot No. 8, thence North 76 degrees 30 minutes East 150.8 feet to an iron pin; thence South 16 degrees East 313.9 feet to a point, said point being 25 feet South of the Northerly margin of Hudson Lane; thence South 761/2 degrees West 150.8 feet to the beginning, containing 1 acre, more or less.

Being the same property conveyed to Gabrielle Lyons by Warranty deed from Kleancor Limited Partnership dated April 18, 2019 of record in Instrument No. 20190422-0036810 Register's Office for Davidson County, Tennessee.

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: **1543 Hudson Road, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 18th day of April, 2019.

Gabrielle Lyons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GABRIELLE 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:

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