This instrument prepared by
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525),
P.O. Box 211031, Columbus, Ohio 43221

Record and Return to:
Tonja L. Lyons
2641 Jordan Ridge Drive
Nashville, TN 37218

Order Number: 19-7509

Karen Johnson Davidson County
Batch# 253803 DEEDQC
07/08/2019 02:18:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190708-0066323

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Tonja L. Lyons, f/k/a Tonja Harrell, married to Timothy Dewayne Lyons** for One and 00/100 Dollar ($1.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Tonja L. Lyons, a married woman,** whose address is 2641 Jordan Ridge Drive, Nashville, TN 37218, the following described real property located in the Davidson County, State of Tennessee and further described as follows:

Land in County, Tennessee, being Lot 277, as shown on the Plan of Jordan Ridge at Eaton's Creek- Phase 11 , of record in Instrument No. 20100126-0006479, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters on the Plabn of Jordan Ridge at Eaton's Creek, Phase II of record in Instrument No. 20100126-0006479, Register's Office for Davidson County, Tennessee.

Subject to the restrictive covenants contained in an instrument recorded of record in Instrument No. 20011025-0117168 and Second Supplement Amendment of record in Instrument No. 20020828-0103983; Third Supplement Amendment of record in Instrument No. 20041229-0153372; Fourth Supplement Amendment recorded in Instrument No. 20061120-0143523; Fifth Supplement Amendment recored in Instrument No. 20061120-0143524; Sixth Supplement Amendment recorded in Instrument No. 20070905-0106402, and Seventh Supplement Amendment recorded in Instrument No. 20110216-0013313 Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Instrument No. 20011126-0128291 Register's Office for Davidson County, Tennessee.
Subject to Easements for water mains and appurtenances of record in Book 6255, Page

578 Register's Office for Davidson County, Tennessee.

Subject to Easement for sanitary sewers and/or drainage of record in Record Book 8326, Page 230 and Record Book 5300, Page 903, and Record Book 6189, Page 235, Record Book 7170, Page 775 and Record Book 7170, Page 778 Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Isntrument No. 20060126-0009689 and Instrument No. 20031010-0150887 and Instrument No. 20070112-0005338, and Instrument No. 20001011-0100954 Register's Office for Davidson County, Tennessee.

Subject to Misc. easements and intrusions Agreement for Rights and Obligations in Instrument No. 20041229-0153373 Register's Office for Davidson County, Tennessee.

Subject to Utility and Drainage Easements of record in Instrument NO. 20080128-0008719 Register's Office for Davidson County, Tennessee.

Subject to Water Maintenance Agreement of record in Instrument No. 2008-0128-0008551 Register's Office for Davidson County, Tennessee.

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 058-09-0-A-277.00-CO
Street address of property: 2641 Jordan Ridge Drive, Nashville, TN 37218
Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20110506-0034983, in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Tonja L. Lyons, 2641 Jordan Ridge Drive, Nashville, TN 37218

Signed this 28 day of June, 20 19.

Signature of Grantor (s):

Tonja L. Lyons f/k/a
Tonja Harrell

Timothy Dewayne Lyons

STATE OF Tennessee, COUNTY OF Dawson, SS:

BE IT REMEMBERED That on this 28th day of June, 20 19 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Tonja L. Lyons f/k/a Tonja Harrell and Timothy Dewayne Lyons known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

see attached

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

TENNESSEE NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On this 28th day of June, 2019, before me personally appeared Tonja L Lyons f/k/a Tonja Harrell and Timothy Dewayne Lyons,

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary's Signature

My Commission Expires: 12/7/2020

(Seal)



Property Address: 2641 Jordan Ridge Drive, Nashville, TN 37218
Tax Parcel: 058-09-0-A-277.00-CO

Oath of Consideration

Tonja L Lyons +
I or we, Timothy DeWayne Lyons, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ Ø .

Signed this 28 day of June, 2019.

Signatures of Affiant(s):

Sworn and subscribed before me this 28 day of June, 2019

Notary Public

Send property tax bills to:
Tonja Lyons
2641 Jordan Ridge Dr
Nashville, TN 37218

True Copy Certification

I, Sherri Woods, 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 Florida

County of Hillsborough

Personally appeared before me, Bethany L Presnell, a notary public for this county and state, Sherri Woods 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: 8/1/22

Notary' Seal (if on paper)

Notary Public State of Florida
Bethany L Presnell
My Commission GG 244888
Expires 08/01/2022