Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5151

Karen Johnson Davidson County
Batch# 332908 DEEDQC
12/20/2019 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191220-0131693

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 20th day of December, 2019.

Notary Public
My Commission Expires: 3-1-2023

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chandelier Development Inc., P.O.Box 120023 Nashville, TN 37212	New Owner	146-09-0-002

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, Joel Lyons and Lindsay Lyons, husband and wife ("Grantor") do/does hereby quitclaim and convey unto Chandelier Development, Inc., ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Lakeview Manor of record in Plat Book 2133, Pages 39-41, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joel Lyons and Lindsay Lyons, husband and wife by Warranty Deed from J. Mark Gingles, an unmarried man, dated January 16, 2018, recorded February 2, 2018, of record in Instrument No. 20180202-0011020, Register's Office for Davidson County, Tennessee. And prior,

Being the same property conveyed to J. Mark Gingles, unmarried by Warranty

Deed from Douglas T. Smith and wife, Dora Elizabeth Smith (A/K/A Betty C. Smith), recorded on the 25th day of February, 2003 in Instrument No. 20030225-0024640, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1056 Parkwood Terrace, Nashville, TN 37220**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19 day of December, 2019.

GRANTOR:

Joel Lyons

Lindsay Lyons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeol Lyons and Lindsay Lyons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19 day of December, 2019.

HALEY LARIMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: _____

My Commission Expires November 6, 2023

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

