THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 393595 DEEDQC
04/29/2020 04:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200429-0045083

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Joel Lyons and wife, Lindsay Lyons P.O. Box 120024 Nashville, TN 37212	New Owner	144-15-0-063-00

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

26th day of April, 2020.

Notary Public

My Commission Expires:
(Affix Seal)

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **6016 Ashland Drive, LLC, a Tennessee limited liability company,** hereinafter referred to as the Grantor, quitclaims unto **Joel Lyons and wife, Lindsay Lyons,** hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 432 on the Plan of Hillsboro Park, Sec. 4, of record in Book 2331, Page 142, Register's Office for said County.

Said Lot No. 432 fronts 203 feet on the southerly side of Ashland Drive and runs back between lines, 173.7 feet on the easterly side and 285 feet on the westerly side, to a line at the rear on which it measures 228.9 feet.

Being the same property conveyed to 6016 Ashland Drive, LLC by Warranty Deed from Steven Smithing and wife, Joleyn Smithing dated September 30, 2019, recorded on October 3, 2019 in Instrument No.: 20191003-0101196, Register's Office for Davidson County.

This is improved property known as: **6016 Ashland Drive, Nashville, TN 37215.**

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

IN WITNESS WHEREOF, this instrument has been executed this the 26th day of April, 2020.

GRANTORS:

6016 ASHLAND DRIVE, LLC, a Tennessee limited liability company

By: _____

Name: Joel Lyons
Its: Member

By: _____

Name: Lindsay Lyons
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel Lyons and Lindsay Lyons, the Members of 6016 Ashland Drive, LLC, a Tennessee limited liability company, the within named bargainor, with whom I am personally acquainted, and who, upon oath, attest that they are the Members of 6016 Ashland Drive, LLC and that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 26th day of April, 2020.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

_____
Notary Public
My Commission Expires: 11-03-2020

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: 3-6-2024

