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

Karen Johnson Davidson County
Batch# 393610 DEEDQC
04/30/2020 08:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200430-0045103

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Joel Lyons and Lindsay Lyons P.O. Box 120024 Nashville, TN 37212	New Owner	132-09-0-068.00

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, **915 Glendale, 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:

Being Lot No. 15 on the map showing subdivision of certain lots on the plan of Oak Hill Subdivision No. 1, of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 15 fronts 100 feet on the southerly side of Glendale Park Avenue and runs back between parallel lines 285 feet to the northerly line of Lot No. 37.

Being the same property conveyed to 915 Glendale, LLC, a Tennessee limited liability company, by Warranty Deed from William H. Smallman, unmarried, dated July 26, 2019,

recorded on July 31, 2019 in Instrument No.: 20190731-0075155, Register's Office for Davidson County.

This is improved property known as: **915 Glendale Lane, Nashville, TN 37204.**

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:

915 Glendale, 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 915 Glendale LLC, a Tennessee limited liability company, the within named bargainor, with whom I am personally acquainted, and who, upon oath, did attest that they are the Members of 915 Glendale, 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: _____

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

