THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 402940 DEEDQC
05/20/2020 08:37:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200520-0052236

Recorder and Assessor Please Note: Please index and show ownership *in the Grantor and Grantee together* as set out below, as this deed is for the purpose of creating a Tenancy by the Entirety in and to the Grantor and Grantee together, who are a married couple, regarding the property set out herein, which was previously vested in the Grantor only.

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A).

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

(To create a Tenancy by The Entirety)

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Elizabeth Lyons and Jason Lyons 925 Fallview Trail Nashville, TN 37211	Owners	172-12-0A-064.00-C

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantor and Grantee a Tenancy by the Entirety in and to the entire interest in the property previously held by the Grantor alone, I, **Elizabeth Lyons, formerly known as Elizabeth Dunaway**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Jason Lyons**, hereinafter called the Grantee, my spouse, such right, title, and interest as will now create in the Grantor and Grantee together a Tenancy by the Entirety as a married couple in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 306**, on the Plan of Section Two, Bradford Hills, a planned unit development, of record in Plat Book 7900, Page 6, amended in Book 7900, Page 117, in the Register's Office for - Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth Dunaway, an unmarried woman, by Warranty Deed from Tasha Adams, unmarried, of record on July 31, 2015, at Instrument No.20150731-0075918, Davidson County Register of Deeds. Elizabeth Dunaway is now married to Jason Lyons, and is now known as Elizabeth Lyons.

This is property commonly known as 925 Fallview Trail, Nashville, TN 37211.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law, and any active Deed of Trust by the Grantor herein.

Witness hand this ~~4th~~ 4th day of ~~May~~ May, **2020**:

Elizabeth Lyons
Elizabeth Lyons

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Lyons,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4 day of May, **2020**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022