Karen Johnson Davidson County
Batch# 607436 DEEDQC
04/06/2021 12:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210406-0044910

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-732791: 1045129888

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Matthew A. Lyons and Laura K. Lyons	**Matthew A. Lyons and Laura K. Lyons**	132010M00200CO
4011 Albert Drives	**4011 Albert Drives**	
Nashville, TN 37204	**Nashville, TN 37204**	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, LAURA K. LYONS, formerly known as LAURA K. STACHOWICZ, now a married woman, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto MATTHEW A. LYONS and LAURA K. LYONS, a married couple, hereinafter referred to as "Grantee", whose mailing address is: 4011 Albert Drives, Nashville, TN 37204, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

A Certain Townhome located in Davidson County, Tennessee, being Unit No. B of Albert Drive Cottages, a P.U.D. Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Albert Drive Cottages of record in Instrument No. 20130319-0027224, in Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed.

BEING the same which Cameron M. Lutz, an unmarried man by Deed dated June 3, 2015 and recorded June 8, 2015 in the Office of the County Register of Deeds of Davidson County, State of Tennessee as Instrument No. 20150608-0053650 conveyed unto Laura K. Stachowicz, an unmarried woman.

Tax ID No.: 132010M00200CO

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 4011 Albert Drives, Nashville, TN 37204.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19 day of February, 20 21.

Laura K. Lyons

LAURA K. LYONS, formerly known as
LAURA K. STACHOWICZ

STATE OF TENNESSEE
COUNTY OF Williamson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify THAT LAURA K. LYONS, formerly known as LAURA K. STACHOWICZ, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 19 day of February, 20 21.

Keith D. McDuffie

Notary Public
My Commission expires: 2/23/24

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10 .

MATTHEW A. LYONS

LAURA K. LYONS

Subscribed and sworn to before me this 19 day of February, 20 21.

Notary Public

My Commission expires: 9/23/24

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Christine Joachim, 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 PA
County of Montgomery

Personally appeared before me, Michael Estelle, a notary public for this county and state Christine Joachim who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY SIGNATURE

My Commission Expires 3-19-2023
Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499