This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Ave
Suite 105
Nashville, TN 37203
4-9800-TC

Karen Johnson Davidson County
Batch# 625950 DEEDQC
04/29/2021 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210429-0057807

This instrument was prepared from information supplied by the parties. Momentum 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

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

Subscribed and sworn to before me, this the 29th day of April, 2021.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chandelier Development, Inc. PO Box 120024 Nashville TN 37212	New Owner	117-7-2C-1.00

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, **Jeremy H. Lyons and Anny Lyons, Husband and Wife** ("Grantor") do/does hereby quitclaim and convey unto **Chandelier Development, Inc., a Tennessee corporation** ("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:

BEING a certain private element unit situated in Davidson County, Tennessee, and being further known as Unit A, together with the appurtenant common elements of 1706 Stokes Lane, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1706 Stokes Lane, a horizontal property regime with private elements, of record in Instrument No. 20191003-0101310, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the

units, property, co-owners and tenants of 1706 Stokes Lane provided in said Declaration, together with the By-Laws appended thereto, the site plan filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Jeremy H. Lyons and Anna Lyons, husband and wife by Warranty Deed from 1706 Stokes, LLC, a Tennessee limited liability company, dated September 30, 2019, recorded October 3, 2019, of record in Instrument No. 20191003-0101311, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1706 A Stokes Lane, Nashville, TN 37215**

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 29 day of April, 2021.

GRANTOR:

Jeremy H. Lyons

Anna Lyons

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeremy H. Lyons and Anna 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29 day of April, 2021.

HALEY LARIMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: _____

My Commission Expires
November 6, 2023

202104290057807

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

