Karen Johnson Davidson County
Batch# 770229 DEEDQC
12/08/2021 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211208-0162771

Name and Address of New Owner:
Marshon Lyons
3805 Park Royal Lane
Antioch, TN 37013

Send Tax Bills To:
Equity Prime Mortgage, LLC
5 Concourse Pkwy, Queen Building
Suite 2250
Atlanta, GA 30328

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 150-12-0B-026-00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Edmond O. Lyons, a married man ,** "the Grantor," convey and quitclaim unto **Marshon N. Lyons, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Kensal Green, Section One, of record in Plat Book 7900, Page 593, 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 Marshon N. Lyons, a married man, and Edmond O. Lyons, a married man, by Warranty Deed from Kondaur Capital Corporation, as separate Trustee of Matawain Ventures Trust Series 2013-1, of record in Instrument No. 20141001-0090709, Register's Office for Davidson County, Tennessee, dated October 01, 2014 and recorded on October 01, 2014. (Value of consideration shown in aforementioned deed $230,000.00.)
>
> Being also known as 3805 Park Royal Lane, Antioch, Tennessee 37013.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 1st day of December, 2021.

Edmond O Lyons (SEAL)
Edmond O. Lyons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2021, before me personally appeared **Edmond O. Lyons**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2021.



Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

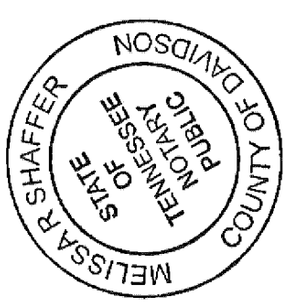
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of December, 2021.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/1/2021.

Affiant Signature

12/1/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1st day of December, 2021.

Notary Signature

My Commission Expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON