Karen Johnson Davidson County
Batch# 815329 DEEDQC
03/04/2022 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220304-0024706

Name and Address of New Owner:
Send Tax Bills To:
Thomas Justin Lyles and Bertram T. Lyles
625 Magnolia Lane
Nashville, TN 37211

This Instrument Prepared By:
Tennessee Title Services LLC
547 N MT Juliet Rd., Ste 100
Mt Juliet, TN 37122

Map & Parcel No: 172-03-0B-058.00-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, **Bertram T. Lyles, a married person** "the Grantor," convey and quitclaim unto **Thomas J. Lyles, an unmarried man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of The Woodlands, Phase 2, a Planned Unit Development of record in Plat Book 6900, Page 635, 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 Thomas J. Lyles, unmarried, and Bertram T. Lyles, married, as tenants in common by Warranty deed from Thomas H. Grumley, married of record in Instrument No. 20200226-0021488 Register's Office for Davidson County, Tennessee, dated February 21, 2020 and recorded on February 26, 2020.

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).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Deed on the 11 day of February, 2022.

Bertram T. Lyles

Jeanne N Lyles

STATE OF TENNESSEE
COUNTY OF Dickson

On this 11th day of February, 2022, before me personally appeared Bertram T. Lyles and Jeanne N. Lyles 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 11th day of February, 2022.

Notary Signature
My commission expires: 11/20/2023

KYLE A. DARRAH STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 11-20-2023

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 **$ 0.00** which amount is equal to or greater than the amount which the property transferred command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Dickson

Sworn to and subscribed before me this 11th day of February, 2022.

Notary Signature
My commission expires: 11/20/2023

KYLE A. DARRAH STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 11-20-2023

202203040024706

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian 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 2/11/22.

Affiant Signature

2/22/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/22/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON