This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19840-AP

Karen Johnson Davidson County
Batch# 958551 DEEDQC
01/06/2023 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230106-0001256

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

Subscribed and sworn to before me, this the 5th day January, 2023.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chandelier Development Inc. 4840 Centennial Blvd. Ste 203 Nashville TN 37209	New Owner	130-3-0-68.00

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, **Joel T. Lyons and Lindsay R. 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:

Land in Davidson County, Tennessee, being all of Lot No. 12, Resubdivision of Royal Oaks, Section "A", according to survey and plat of same appearing of record in Book 1424, page 55, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joel T. Lyons and Lindsay R. Lyons, husband and wife by Warranty Deed from Jeannie K. Rymer and husband, Robert N. Rymer, dated October 21, 2021, recorded October 26, 2021, of record in Instrument No. 20211026-0143926, Register's Office for Davidson County, Tennessee.

This is improved property located at: **626 Royal Oaks Place, Nashville, TN 37205**

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 5th day of January, 2023.

GRANTOR:

Joel T. Lyons

Lindsay R. Lyons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel T. Lyons and Lindsay R. 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 5th day of January, 2023.



Notary Public
My Commission expires: 11-6-2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1-5-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1-5-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th **day of** January **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM