This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20749-AP

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 7th day of April, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Karen Johnson Davidson County
Batch# 990933 DEEDQC
04/12/2023 01:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230412-0026890

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeremy Lyons Anna Lyons 129 Haverford Drive Nashville, TN 37205	New Owner	116-13-0-030

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, **Range Construction, LLC, a Tennessee limited liability company** ("Grantor") do/does hereby quitclaim and convey unto **Jeremy Lyons and Anna Lyons, husband and wife** ("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. 29 on the Plan of West Meade Farms, Section 3, as of record in Book 1835, page 4, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Range Construction LLC, a Tennessee limited liability company by Warranty Deed from Jeremy D. Hagan, unmarried, dated September 24, 2021, recorded September 29, 2021, of record in Instrument No. 20210929-0130935, Register's Office for Davidson County, Tennessee.

This is improved property located at: **129 Haverford Drive, 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 7th day of April, 2023

.

GRANTOR:

Range Construction, LLC
a Tennessee limited liability company

By:_____
Jeremy Lyons, Sole Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeremy 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 he/ is the Sole Managing Member of Range Construction, LLC , the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of April, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
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 4-7-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4-7-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th **day of** April **, 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