This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21357-AP

Karen Johnson Davidson County
Batch# 1048065 DEEDQC
09/11/2023 08:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230911-0070806

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 28th day of August, 2023.

Notary Public
My Commission Expires: 11-6-2026

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Chandelier Development Inc.<br>4525 Harding Pike<br>Nashville, TN 37205 | New Owner | 130-7-113.00 |

## 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 part of Lot No. 211 and part of 9th Street (now closed) on the plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

Beginning at the SE corner of Lynnwood Boulevard and Trimble Road; thence with the southerly margin of Trimble Road eastwardly 202 feet; thence southwardly 128 feet; thence westwardly 200 feet to the easterly margin of said oulevard; thence with same northwardly 100 feet to the BEGINNING.

Being the same property conveyed to Joel T. Lyons and Lindsay R. Lyons, husband and wife by Warranty Deed from Glen R. Thompson, Conservator for Sally Jane Del Ponte AKA Salli Jane Del Ponte, dated August 23, 2021, recorded August 26, 2021, of record in Instrument No. 20210826-0015617, Register's Office for Davidson County, Tennessee.

This is improved property located at: **712 Lynnwood Boulevard, 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 28th day of August, 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 28th day of August, 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 8/28/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 8/28/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of August, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

