Karen Johnson
Batch # 1113514
03/21/2024 11:58:10 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240321-0019608

This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO
Patsy T. Lyles 3225 Spears Road. Nashville, TN 37207	Same	050-14-94

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, I, **William D. Lyles, Jr.,** by these presents do hereby quitclaim and convey unto **Patsy T. Lyles** and her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

> LAND in Davidson County, Tennessee being Lot No. 408 on the Plan of Parkwood Estates, Section 2, as of record in Plat Book 3300 at page 5, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Said Lot No, 408 fronts 77.5 feet on the northerly side of Spears Road and extends back between lines 150 feet to a dead line, measuring 86.51 feet therefrom.
>
> Being the same property conveyed to William D. Lyles, Jr. and wife, Patsy T. Lyles by deed from Hozell Anderson and wife, Mary E. Anderson of record in Book 6339 at page 92, Register's Office for Davidson County, Tennessee. The said William T. Lyles having been divested of all right, title and interest in the herein described property by Final Decree of Divorce in case No. 15D-1409, Third Circuit Court of Davidson County on January 15, 2019 which awarded the property to Patsy T. Lyles and further ordered William D. Lyles, Jr. to transfer the property by quitclaim deed to Patsy T. Lyles

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This is improved property known as 3225 Spears Rd, Nashville, Tennessee, 37207.

Witness my hand this 18 day of March, 2024.

WILLIAM D. LYLES, JR.

STATE OF TN
COUNTY OF Trousdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, William D. Lyles, Jr. with whom I am personally acquainted or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hartsville, TN this 18 day of March, 2024.

RITA CROWDER
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY
SEAL

NOTARY PUBLIC

My commission expires: 9-2-2026

STATE OF TN
COUNTY OF Trousdale

The actual consideration or value whichever is greater for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me this 18 day of March, 2024

NOTARY PUBLIC

My Commission Expires: 9-2-2026

RITA CROWDER
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY