QUITCLAIM DEED

Karen Johnson
Batch # 1126582
04/24/2024 09:33:40 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240424-0029463

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Deborah Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/19/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC, d/b/a Warranty Title Ins. Co. 120 Anderson Lane Hendersonville TN 37075

ADDRESS NEW OWNER(S) Shaun Lyons	SEND TAX BILLS TO: Same	MAP 051-15-0A-043.00-CO
420 Walton Ln, Unit #I43	(NAME)	
(ADDRESS) Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged I, **Colleen Lyons, a married woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Shaun Lyons, a married man,** hereinafter called the GRANTEE, **their** heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.:

Certain real property situate in the 1st Civil District of Davidson County, Tennessee, and described as follows:

Being Unit No. I-43, as shown by plat of Quail Creek, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Shaun Lyons and Colleen Lyons, husband and wife by Warranty Deed from Kenneth Sliger and Leslie Sliger, husband and wife dated December 17, 2021 and filed for record in Instrument No. 20211221-0168553, Register's Office for Davidson County, Tennessee.

This description is copied verbatim from the prior deed of reference.

This is improved property, known as 420 Walton Ln, Unit #I43, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Colleen Lyons

STATE OF TENNESSEE

County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Colleen Lyons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 23rd day of April, 2024.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075