Karen Johnson Davidson County
Batch # 1132331 DEEDQC
05/08/2024 10:10:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240508-0033835

Box 10

This Instrument Prepared By:
J. Greg Hardeman
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Jeremy Lyell 1227 Maple Hill Road Lebanon, TN 37087	Same	150-09-0A-181.00-CO

KNOW ALL MEN BY THESE PRESENTS that for the good and valuable consideration I, Jeremy Lyell, do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto Jeremy Don Lyell and wife, Kara Michelle Lyell, the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 319 on the Plan of Forest View Park, Section X, Phase I of record in Plat Book 7900, Page 356, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy Lyell, by Warranty Deed from The John D. Couch, Jr. Revocable Living Trust of record in Instrument No. 20240410-0025591 Register's Office for Davidson County, Tennessee, dated and recorded April 10, 2024.

The said John D Couch, Jr. having since died on March 27, 2021. Barbara Brown and Dottie Watson having since been duly appointed as successor co-trustees of "The John D. Couch, Jr. Revocable Living Trust" pursuant to Order naming Successor Co-Trustees in Docket No. 24P-218 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

This conveyance is subject to:
-Taxes for the year 2024, a lien not yet due and payable.

-Subject to all matters shown on the Plat of record in Plat Book 7900, Page 356, Register's Office for Davidson County, Tennessee.

-Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7075, Page 790, Book 7079, Page 472, Book 7235, Page 411, Book 7522, Page 905, Book 8550, Page 755, and Book 9029, Page 983, Register's Office for Davidson County, Tennessee.

-Easements set forth in the instrument recorded in Instrument No. 20020911-0110966 and Instrument No. 2006112-0145185, Register's Office for Davidson County, Tennessee.

-Conveyance of Open Space of record in Book 8794, Page 151, Register's Office for Davidson County, Tennessee.

-Any and all existing easements and restrictions as shown of record not stated herein.

Jeremy Lyell and Jeremy Don Lyell are one and the same.

This is improved property, known as 3480 Calais Circle, Antioch, TN 37013.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 2 day of May, 2024.

Jeremy Lyell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeremy Lyell,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of May, 2024.

Notary Public

My Commission Expires: JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/3/25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 2 day of May, 2024.

Notary Public

My Commission Expires: JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/3/25