This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23812-AP

Karen Johnson Davidson County
Batch# 1232017 DEEDQC
01/30/2025 10:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250130-0007145

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

Kirsten Vrider
Affiant

Subscribed and sworn to before me, this the 30th day of January, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chandelier Development, Inc. PO Box 120024 Nashville, TN 37209	New Owner	144-07-0-015

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 Lot No. 22, Section Three, Chickering Park, as shown on plat appearing of record in Plat Book 2663, pages 90 and 91, 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 Joel T. Lyons and Lindsay R. Lyons, husband and wife by Warranty Deed from 1134 Balbade Drive, LLC, a Tennessee limited liability company, dated May 15, 2020, recorded May 21, 2020, of record in Instrument No. 20200521-0053149, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1134 Balbade Drive, Nashville, TN 37215**

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.

Document Id: 9ef6deba-582a-496b-be02-641cfa4adf56

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2025.

GRANTOR:

Joel T. Lyons

Lindsay R. Lyons
Signed with Stavvy
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**, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of January, 2025.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an Electronic Notary Public of the State and County aforesaid, personally appeared, through audio and video communication, **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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of January, 2025.

CHARLES D LIGHTSEY
State Of Tennessee Notary Public
County of Davidson
My Commission Expires March 3, 2026
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Signed with Stavvy
Notary Public
My Commission expires: 3/ 3/2026

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/30/2025.

Affiant Signature — Date: 1/30/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1-30-2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY