THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

Karen Johnson Davidson County
Batch # 1234050 DEEDQC
02/04/2025 11 54 38 AM 2 pgs
Fees $12 00 Taxes $0 00

20250204-0008375

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 4th day of February, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Maison Realty Partners, LLC 1134 Balbade Drive Nashville, TN 37209	New Owner	Map/Parcel: 144-07-0-015

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **CHANDELIER DEVELOPMENT, INC., a Tennessee corporation** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **MAISON REALTY PARTNERS, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantee"), and its beneficiaries, assigns and successors of interest, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22, Section Three, Chickering Park, as shown on the plat appearing of record in Plat Book 2663, pages 90 and 91, in the Register's Office of Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Chandelier Development, Inc., a Tennessee corporation, by Quitclaim Deed from Joel T. Lyons and Lindsay R. Lyons, husband and wife, dated January 30, 2025, recorded January 30, 2025, of record in Instrument No. 20250130-0007145, Register's Office for Davidson County, Tennessee.

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 known as: 1134 Balbade Drive, Nashville, Tennessee 37215.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of February, 2025.

GRANTOR:

CHANDELIER DEVELOPMENT, INC.

JOEL T. LYONS, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel T. Lyons, with whom I am personally acquainted, and who acknowledged that he is the President of Chandelier Development, Inc. and as such Officer executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 4th day of February, 2025.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026