QUITCLAIM DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

W-WB-25-2416-3233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jermall Demont Lyons, single	**NEW OWNER**	
(NAME)	(NAME)	**059-13-0-044 00**
132 Vaughnwood Dr,		
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADRIENNE LYONS, SINGLE AND JAMES COOK, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JERMALL DEMONT LYONS, SINGLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 104 on the Plan of Treppard Heights, Section No 7 of record in Plat Book 2900, Page 13, in the Register's Office for Davidson County, Tennessee

Said Lot No 104 fronts 100 feet on the Southeasterly side of Hummingbird Drive and runs back 391 9 feet on the Southwesterly line and 395 feet on the Northeasterly line to a dead line in the rear measuring 138 feet thereon

Being the same property conveyed to Jermall Lyons and Adrienne Lyons, husband and wife and James Cook, married, as tenants in common by Warranty Deed from Ralph Edwards of record in Instrument No 20220110-0002864 Register's Office for Davidson County, Tennessee, dated December 31, 2021 and recorded on January 10, 2022

Being the same property conveyed to Jermall Demont Lyons, single by Quitclaim Deed from Adrienne Lyons, single and James Cook, married, of record in Instrument No _____ Register's Office for Davidson County, Tennessee

The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **3233 Hummingbird Drive, Nashville, Tennessee 37218**

Karen Johnson Davidson County
Batch # 1277275 DEEDQC
05/23/2025 02 15 00 PM 2 pgs
Fees $12 00 Taxes $0 00

20250523-0040937

Witness my/our hand(s) this the 22 day of MAY, 2025

Adrienne Lyons

James Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIENNE 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 he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 22 of MAY, 2025

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES COOK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 22 of MAY, 2025

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212