QUITCLAIM DEED

SYDNEY GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
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, 20 25

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)	**092-02-0-445 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 L. LYONS, SINGLE,** 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 227, Block 9 on the Plan of Heffernan Place of record in Plat Book 161, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No 227 fronts 50 feet on the Northerly Margin of Eden St and Extends Back Between Parallel Lines 140 Feet to an Alley

Being the same property conveyed to Jermall Lyons and wife Adrienne L Lyons, and James Cook by Warranty deed from Travis Dillard of record in Instrument No 20180716-0068580 Register's Office for Davidson County, Tennessee, dated July 6, 2018 and recorded on July 16, 2018

Being the same property conveyed to Jermall Lyons and Adrienne L Lyons, married by Quitclaim Deed from Jermall Lyons and Adrienne L Lyons, married and James Cook of record in Instrument No 20190222-0016147 Register's Office for Davidson County, Tennessee, dated February 19, 2019 and recorded on February 22, 2019

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 **2416 Eden Street, Nashville, Tennessee 37208**

Karen Johnson
Batch # 1277275
05/23/2025 02 15 00 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250523-0040938

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

Adrienne L Lyons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIENNE L 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

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