QUITCLAIM DEED

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Megan Fowler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2025.

Notary Public
Date of Expiration: 07-06-26

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Phillip Lyons	**NEW OWNER**	**141 06 0D 042.00**
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 1287372 DEEDQC 06/20/2025 10:02:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20250620-0048358
3085 Harpeth Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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,

I, **Mary Kate Lyons** ("Grantor") do hereby quitclaim unto **Phillip Lyons** ("Grantee").

his, heirs, successors and assigns, any and all interest that I have in that certain unit located in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Unit No. 42 on the plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Mary Kate Lyons by a Warranty Deed from Sandy E. Baker, of record as Instrument 20180919-0092796, Register's Office for Davidson County, Tennessee.

BEING improved real property commonly known as **3085 Harpeth Springs Drive, Nashville, TN 37221.**

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

Witness my hand this the 17 day of June, 2025.

Mary Kate Lyons

Mary Kate Lyons

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mary Kate Lyons, to me known (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 official seal this 17 day of June, 2025.

Notary Public
My Commission Expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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True Copy Certification

I, **Megan Paulus,** do hereby make oath that I am a licensed attorney and/or 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 this the 18th day of June, 2025.

Affiant Signature
Date 6/18/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18th day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026