Karen Johnson Davidson County
Batch# 1320579 DEEDQC
09/09/2025 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250909-0072119

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Nicolas Lyon Misty Foster 550 Markham Street #15 Nashville, TN 37214	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	096-02-0B-016.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Nicolas Lyon, a single man**, by these presents does hereby quitclaim and convey unto **Nicolas Lyon, a single man and Misty Foster, a single woman, as joint tenants with right of survivorship**, their heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 16 on the Plan of Markham East, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220120-0007683 and amended in Instrument No. 20230803-0060209 and Instrument No. 20230807-0061033, and shown on the Final plat of Markham East, of record in Instrument No. 20220215-0017540, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to AT3 Markham East, LLC, a Delaware limited liability company by Special Warranty Deed from FP Investments, GP, a Tennessee general partnership of record in Instrument No. 20200305-0024695, Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 05, 2020.

Being a portion of the same property conveyed to AT3 Markham East, LLC, a Delaware limited liability company by Quitclaim Deed from FP Investments, GP, a Tennessee general partnership of record in Instrument No. 20200305-0024696 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 05, 2020. Affidavit of recorded on January 25, 2021 in Instrument No. 20210125-0010932, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicolas Lyon, a single man, by Special Warranty Deed from AT3 Markham East, LLC, a Delaware limited liability company, of record in Instrument No. 20250702-0052379, Register's Office for Davidson County, Tennessee, dated June 30, 2025 and recorded on July 2, 2025.

Being also known as 550 Markham Street #15, Nashville, Tennessee 37214.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 9th day of September, ~~2025.~~

Affiant

My commission expires: ~~Affiant~~

Notary Public

MEREDITH MALLOY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 9th day of September, 2025.

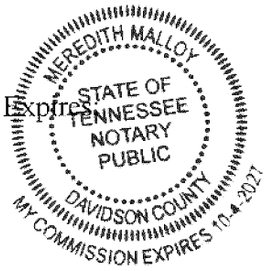
Nicolas Lyon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal on this the 9th day of September, 2025.

My Commission Expires:



Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 9, 2025.

Affiant Signature

9th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202509090072119