Karen Johnson
Batch # 1349750
11/21/2025 10 35 17 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
1 pg

20251121-0093176

This instrument prepared by:
M Todd Cathey, Attorney
120 Anderson Lane
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Kathryn Murphy	Same as owner	084-11-0-021.00
418 Dennywood Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash m hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SHAUN LYONS,** the grantor herein, do hereby Quitclaim and convey unto the **KATHRYN MURPHY,** the Grantee herein, it's successors and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office for said County. Said Lot No. 88 fronts 75 feet on the westerly side of Dennywood Drive and runs back 120 feet on the North line and 178 feet on the South line to a dead line in the rear, measuring 106 feet thereon.

Being the same property conveyed to Kathryn Murphy, a single woman and Shaun Lyons, a married man, by Warranty Deed from Nashville Biza Holding, LLC dated 3/29/22 and filed for record on 3/31/22 of record in Inst. No. 20220331-0037297, said Register's Office for said County.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 418 Dennywood Drive, Nashville TN 37214

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value which ever is greater for this transfer is $0.00

Subscribed and sworn to before me this the 18 day of November, 2025.

Affiant

My commission expires: 8/1/28

Notary Public

WITNESS, our hands on this the 18 day of November, 2025.

Shaun Lyons

ADRIENNE MARIE DIONNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-01-2028

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said county and state, the within named **Shaun Lyons**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of November, 2025.

My Commission Expires: 8/1/28

Notary Public

ADRIENNE MARIE DIONNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-01-2028