THIS INSTRUMENT PREPARED BY: AUBREY T. GIVENS , ESQ.
231 W. OLD HICKORY BLVD.,
SUITE B.
NASHVILLE, TN 37115

# QUITCLAIM DEED

ADDRESS NEW OWNER:
1301 Neely's Bend Road
Unit D-33
Madison, TN 37115

SEND TAX BILLS:
NEW OWNERS
1301 Neely's Bend Road
Unit D-33
Madison, TN 37115

MAP-PARCEL
052 16 0A 033.00

Karen Johnson Davidson County
Batch # 1353899 DEEDQC
12/04/2025 01:27:23 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20251204-0096556

**WITNESSETH:**

William L. Lyons, Jr., whose mailing address is 1301 Neely's Bend Road, Unit D-33, Madison, Tennessee, 37115, hereinafter grantor, for $1.00 (One Dollar and no Cents) in consideration paid, does hereby quitclaim and convey unto William L. Lyons, Jr. and Tyeaste Wilson, **as joint tenants with right of survivorship, with the express intent of the parties to create a joint tenancy with right of survivorship pursuant to Tennessee law,** hereinafter grantees, whose tax mailing address is **1301 Neely's Bend Road, Unit D-33, Madison, Tennessee, 37115,** the following real property:

**ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:**

**being Apartment Unit No. D-33 of Neely's Bend Condominium created under Title 64, Sections 2701, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set for Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominiums of record in Book 5200, Page 200, said Register's Office for a more complete identification and description of each Unit.**

**Being the same property conveyed to William L. Lyons, Jr. from Try Properties, L.P., a Tennessee limited partnership, by General Warranty Deed, dated May 31, 2019, and recorded June 12, 2019, in Instrument No. 20190612-0056617, in the Register's Office for Davidson County, Tennessee.**

This is improved property known as 1301 Neely's Bend Road, Unit D-33, Madison, Tennessee 37115.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever. WL

Prior instrument reference: **20190612-0056617**

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IN WITNESS WHEREOF, the undersigned, has hereunto set his hand on this 4 day of December 2025.

William L. Lyons Jr.

William L. Lyons, Jr., Grantor

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William L. Lyons, Jr. with whom I am personally acquainted or has shown proof of identity, the within named bargainer, and who acknowledged that he executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

Witness my hand and official seal this 4th day of December 2025.

My Commission Expires:

7/2/2029

MATTHEW J. DIPIETRO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

The actual transfer of value, whichever is greater, for this transfer is $1.00 and other good and valuable consideration, the receipt of which is acknowledged.

William L. Lyons Jr.

AFFIANT, WILLIAM L. LYONS, JR.

Subscribed and sworn to before me this 4th day of December 2025

Notary Public

My Commission Expires:

7/2/2029

MATTHEW J. DIPIETRO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY