Karen Johnson Davidson County
Batch# 1404817 DEEDQC
04/13/2026 01:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260413-0029918

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 3rd day of April, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Number
Harry Lyons and Trang Katie Lyons, Trustees 513A Southern Turf Drive Nashville, TN 37211	SAME	105 16 0W 001.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Harry Lyons and wife, Trang Katie Lyons**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by

the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Harry Lyons and Trang Katie Lyons, Trustees of the Harry & Katie Lyons Living Trust, established by the Revocable Trust Agreement of Harry Lyons and Trang Katie Lyons dated April 3, 2026**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 3rd day of April, 2026.

Harry Lyons

Trang Katie Lyons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry Lyons and Trang Katie Lyons, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of April, 2026.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of Homes at 513 Southern Turf Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220727-0085501, 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 the same property conveyed to Harry David Lyons and wife, Trang-Katie Nguyen Huber by deed from Outer Group, LLC, a Tennessee limited liability company, of record as Instrument No. 20231130-0092434, Register's Office for Davidson County, Tennessee.

Harry Lyons and Harry David Lyons are one and the same person.

Trang Katie Lyons and Trang-Katie Nguyen Huber are one and the same person.

This is improved property known as 513A Southern Turf Drive, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 April 2, 2026.

04/13/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of April, 2026.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

