This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-26069-AP

Karen Johnson Davidson County
Batch# 1463090 DEEDQC
08/25/2026 11:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260825-0078619

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 18 day of August, 2026.

Notary Public
My Commission Expires: 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Joel Lyons<br>4840 Centennial Blvd #203<br>Nashville TN 37209 | New Owner | 130-15-22.00 |

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Chandelier Development Inc., a Tennessee corporation** ("Grantor") do/does hereby quitclaim and convey unto **Joel Lyons**("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 8, Section No. One, Harpeth Valley Estates, according to survey and plat of same appearing of record in Book 1835, page 86, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Chandelier Development by Warranty Deed from Robin Jones Thompson, married, as Executrix of the Estate of Lorraine Dennison Jones and as Devisee under the Last Will and Testament of Lorraine Dennison Jones, dated May 31, 2022, recorded June 1, 2022, of record in *Instrument No. 20220601-0063047, Register's Office for Davidson County*, Tennessee.

This is improved property located at: **2805 Tyne Boulevard, Nashville, TN 37215**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 17th day of August, 2026.

GRANTOR:

Chandelier Development Inc.
a Tennessee corporation

By: J Lyons
Joel Lyons, President

STATE OF MISSISSIPPI
COUNTY OF Lafayette

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel Lyons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of Chandelier Development Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of August, 2026.

Jaime Dozier
Notary Public
My Commission expires: May 11, 2030

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID# 314935
JAIME DOZIER
Commission Expires
May 11, 2030
PANOLA COUNTY

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 8-19-2026.

Affiant Signature — Date: 8-19-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8-19-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY