THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC
580 Franklin Road Suite 203
Franklin, UN 37069

Address New Owner(s)
Mark Lunsford and Jeff Lunsford Jr.
226 22nd Street
Nashville, Tennessee 37138

Send Tax Bills To:
Mark Lunsford and Jack Lunsford, Jr.
226 22nd Street
Nashville, TN 37138

Map & Parcel Nos.:
053-08-0-B-008.00 CO

Karen Johnson Davidson County
Batch# 294284 DEEDQC
10/01/2019 02:14:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191001-0100054

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Donna S. Smith** ("Grantor") does hereby quitclaim and convey unto **Mark Lunsford and Jeff Lunsford Jr. , as joint tenants with the right of survivorship** ("Grantees"), their heirs and assigns, all of my 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 and being Unit 8, as shown on the Amended and Restated Declaration Converting Cook's Landing Lakeshore Condominiums to Cook's Landing Lakeshore Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20180716-0068745, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Mark Lunsford, unmarried and Donna S. Smith, unmarried, as joint tenants with the right of survivorship, by Warranty Deed from Cook Land Development, LLC, dated 10/9/2018, recorded 10/15/2018, of record in Instrument No. 20181015-0101580, in the Register's Office for Davidson County, Tennessee.

Being a portion of the property previously conveyed to Cook Land Development, LLC by deed from Tim Polston, dated 3/24/2017, recorded 4/11/2017, of record in Instrument No. 20170411-0035186, in the Register's Office for Davidson County, Tennessee.

NOTE: Donna S. Smith hereby agrees to remove all personal belongings from said property within 30 days of executed Quitclaim Deed.

The address of the herein described property is believed to be 226 22nd Street, Nashville, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This is improved property known as **226 22nd Street, Nashville, Tennessee 37138**.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of September, 2019.

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration is $0.

AFFIANT

Subscribed and sworn to before me, this 12 day of September, 2019.

NOTARY PUBLIC
My Commission Expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

Donna S Smith
Donna S. Smith

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Donna S. Smith, a Notary Public in and for said state and county, Donna S. Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12 day of September, 2019.

NOTARY PUBLIC

My Commission Expires:
11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON