Karen Johnson Davidson County
Batch# 718530 DEEDQC
09/17/2021 09:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210917-0125049

Return to:

STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM CA 92806
FILE NO. NSWREF21327629

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARK LUNSFORD	MARK LUNSFORD	152104716B
226 22ND STREET OLD HICKORY, TN 37138	226 22ND STREET OLD HICKORY, TN 37138	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MARK LUNSFORD AND JEFF LUNSFORD, JR., AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **MARK LUNSFORD**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

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 And Jeff Lunsford, Jr., as joint tenants with the right of survivorship, by a Deed dated 12/12/2019 on and recorded on 10/01/2019 as Instrument No. 20191001-0100054 in the County of Davidson, Tennessee.

Property known as, 226 22ND STREET, OLD HICKORY, TN 37138

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

Witness my hand this 2nd day of September, 2021.

MARK LUNSFORD

JEFF LUNSFORD, JR.

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Delia Coleman of the state and county mentioned, personally appeared **MARK LUNSFORD and JEFF LUNSFORD, JR.**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DELIA COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
Printed Name: Delia Coleman
My Commission Expires: May 5, 2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 2nd day of September, 2021

Notary Public
My commission expires: May 5, 2025

DELIA COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Tennessee Certification of Electronic Document

I, Cindy Robles, 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 19, 2021 (date of document).

Cindy Robles
Affiant Signature

7/20/2021
Date

State of California

County of Orange

Sworn to and subscribed before me this 20th day of July, 2021.

CARMEN HEADWORTH
Notary Public - California
Los Angeles County
Commission # 2308828
My Comm. Expires Nov 10, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11/10/2023

NOTARY'S SEAL