QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 798148 DEEDQC
02/01/2022 11:47:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220201-0011549

Y-BMR-20-240 KN

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 28 DAY OF January, 2022

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/5/25

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy Lunsford and Konasha Shena Lunsford, husband and wife	**New Owners**	
(NAME)	(NAME)	**043-10-0C-032.00-CO**
240 Jenna Lee Circle,		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY LUNSFORD, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY LUNSFORD AND KONASHA SHENA LUNSFORD, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County. Tennessee. Being Unit No. 32 on the Plan of Bixler Farms Townhomes. Phase I, a Horizontal Property Regime with Private Elements, created under Title 67. Section 27-101, et seq., as amended, Tennessee code annotated, as Established by Declaration of Covenants, Conditions and Restrictions of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument no. 20070213-0018434, Register's office for Davidson County, Tennessee, Including without limitation the by-laws appended thereto, said Register's office. Together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of Bixler Farms Townhomes, Phase I, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument no. 20070213-0018434. Register's office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Timothy Lunsford, a married man by deed from Michelle Heyns aka Michelle Lynn Banta and Leon Heyns, wife and husband of record in Instrument No. 20200618-0064705, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **240 Jenna Lee Circle, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 28 day of January, 2022.

Timothy Lunsford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY LUNSFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of January, 2022.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212