Karen Johnson Davidson County
Batch# 1086409 DEEDQC
12/29/2023 08:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231229-0099962

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| James Anthony Lunceford and Emily Ingram Lunceford, Trustees<br>4013 Albert Drive<br>Nashville, TN 37204 | Same | 132.01-0k 001.00 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES ANTHONY LUNCEFORD and EMILY LUNCEFORD (altogether, the "Grantor"), hereby quitclaim and convey to JAMES ANTHONY LUNCEFORD and EMILY INGRAM LUNCEFORD, AS CO-TRUSTEES OF THE JAL AND EIL COMMUNITY PROPERTY TRUST, their successors and assigns in trust, with full power to convey, sell, mortgage, lease or otherwise encumber the said property without the joinder or consent of any beneficiary, all of the Grantor's right, title and interest in and to the property described as follows:

BEING Lot No. 153 on the Plan of Rolling Meadows of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed by deed of record as Instrument #20121016-0094920, Register's Office for Davidson County, Tennessee.

This is improved property known as 4013 Albert Drive, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 20 day of December, 2023.

JAMES ANTHONY LUNCEFORD

EMILY LUNCEFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, James Anthony Lunceford and Emily Lunceford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 20th day of December, 2023.

DIANNE JAYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Oct. 4, 2027

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 20th day of December, 2023.

DIANNE JAYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Oct. 4, 2027

Notary Public
My Commission Expires:_____

36699911.1

**Tennessee Certification of Electronic Document**

I, Emerald Burns, 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 December 20, 2023 (date of document).

Emerald Burns
Affiant Signature

December 28, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 07-07-2025

NOTARY'S SEAL

