# QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

AJ-QCD-23-240

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF March, 2024.

Notary Public

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

**THIS INSTRUMENT WAS PREPARED BY (and please return to):**

**Rudy Title & 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** | **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 ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY LUNSFORD AND KONASHA SHENA LUNSFORD, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY LUNSFORD, A MARRIED MAN,** hereinafter called the Grantee, his 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 AND KONASHA SHENA LUNSFORD, HUSBAND AND WIFE,** by Quitclaim Deed, from **TIMOTHY LUNSFORD, A MARRIED MAN,** of record in Instrument No. 20220201-0011549, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantee. 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**.

Karen Johnson Davidson County
Batch # 1113010 DEEDQC
03/20/2024 11:16:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240320-0019229

Witness my/our hand(s) this the 15 day of MARCH, 2024.

Timothy Lunsford
**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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 of MARCH, 2024.

Notary Public
My Commission Expires:
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Konasha Lunsford
**KONASHA SHENA LUNSFORD**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KONASHA SHENA 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 of MARCH, 2024.

Notary Public
My Commission Expires:
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027