PREPARED BY:
Adrienne Trammell-Love,
7009 Lenox Village Dr. Ste 103
Nashville, TN 37211

RECORDING REQUESTED BY

Thomas M. Love
1800 Wilson Camp Circle
Madison, TN 37115

MAIL TAX STATEMENTS TO:
Thomas and Takiesha Love
1800 Wilson Camp Circle
Madison, TN 37115

Map & Parcel
053 09 0B 050.00

Karen Johnson
Batch # 1113745
03/21/2024 12:44:57 PM
Fees: $27.00 Taxes: $0.00

Davidson County
DEEDQC
5 pgs

20240321-0019626

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 21st day of February, 2024, between Thomas M. Love, a married person, whose address is 1800 Wilson Camp Circle, Madison, TN 37115 ("Grantor"), and Thomas. M. Love and Takeisha C. Lunsford-Love, married persons, whose address is 1800 Wilson Camp Circle, Madison, TN 37115 ("Grantees").

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantees, his interest in the property located in DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows: Being Lot No. 132 Cumberland Station at Wilson Camp, as shown by plat of record in Instrument No. 200209030105967, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

[redacted]

This conveyance is subject to:

- County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603. et seq.

This is IMPROVED property known as 1800 Wilson Camp Circle, Madison, TN 37115

Being the same property conveyed to Thomas M. Love, a single man by deed dated November 16, 2015 of record in Deed Instrument/Case No. 20151118-0117000, in the county clerk's office.

- Restrictions, dedications. conditions, reservations, easements and other matters shown on the plat of CUMBERLAND STATION AT WILSON CAMP, SECTION TWO, as recorded in Instrument No. 20020903-0105967, Registers Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011015-0112096 supplemented at Instrument Nos. 20020722-0087864 re-recorded at Instrument No. 20020919-0114056, 20031030-0159799, 20040213-0017394, 20041115-0136352, 20041115-0136853, 20C6G213-0017249 and 20061024-0131769. as amended at Instrument Nos. 20020919-0114055 and 20031030-0159798, as assigned at Instrument No. 20061024-0131768, Register's Office for Davidson County, Tennessee.
- Charter of Cumberland Station at Wilson Camp Homeowners Association, Inc. recorded at Instrument No. 20011017-0113082.
- Easement recorded in Instrument No. 20040309-0026763.
- Conveyance to Homeowners Association recorded at Instrument No. 20030214-0020550.
- Stormwater Detention Agreement recorded at Instrument No. 20020722-0087470.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: 1800 Wilson Camp Circle. Madison. Tennessee 37115.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantees as Tenants by the Entireties with rights or survivorship, and to the Grantees' heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Map and Parcel ID Number(s): 053 09 0B 050.00

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 21st day of February, 2024.

Thomas M. Love, Grantor

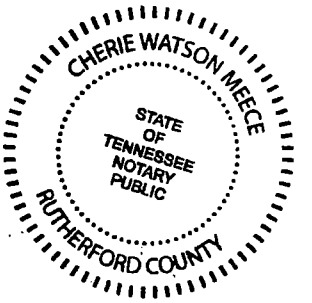
State of Tennessee
County of Rutherford

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Thomas Marshall Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 21st day of February, 2024.

Cherie W. Meece
Notary Public

My Commission expires January 19, 2025.



IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 21st day of February, 2024.

Thomas M. Love, Grantee

Takiesha C. Lunsford-Love, Grantee

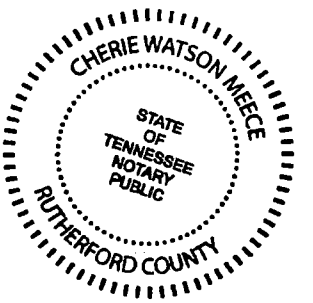
State of Tennessee
County of Rutherford

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Thomas & Takiesha Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 21st day of February, 2024.

Cherie W. Meece
Notary Public

My Commission expires January 19, 2025.



Oath of Consideration

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 21st day of February, 2024.

Cherie W. Meece
Notary Public

My Commission Expires: January 19, 2025

SEAL:

CHERIE WATSON MEECE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF WITNESSES

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned individuals, first being duly sworn, depose and say:

1. That Thomas M. Love, signified and declared to us that the foregoing Quit Claim Deed, signed and published the same as such in our presence and sight; and we, the undersigned, at his request and in his presence and sight, and in the sight of each other, subscribed our names thereto as attesting witnesses.

2. That at the time of the execution of the aforesaid instrument by Thomas M. Love, he was of sound and disposing mind and memory and was more than 18 years old.

Janecia Love 396 Victory Cir. Ashland city, TN 37015

Ryker Cao Ryker Cao 7009 Lenox Village Dr E101 Nashville, TN 37211

SWORN to and subscribed to before me on this the 21st day of February, 2024 at 11:15 (am)/pm.

Cherie W. Meece

Notary Public

My commission expires: January 15, 2025

CHERIE WATSON MEECE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY