Karen Johnson Davidson County
Batch# 1179334 DEEDQC
09/09/2024 03:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240909-0069410

PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Wendy Lunsford Gaiser
AFFIANT

Subscribed and sworn to before me on this day, September 9, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-19-2027

New Owner Address:
Gaiser Family Trust
700 Summerwind Circle
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
118-13-48-16DA-00915

QUITCLAIM DEED

Wendy S. Lunsford (n/k/a Wendy Lunsford Gaiser) ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Gaiser Family Trust**, dated September 9, 2024 ("Grantee"), a joint revocable trust established by the Grantor and Grantor's spouse, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Allen N. Gaiser**, as evidenced by his signature below, hereby joins with Grantor in the conveyance set forth herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 9, 2024**.

Wendy S. Lunsford (n/k/a Wendy Lunsford Gaiser)

Allen N. Gaiser

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Wendy S. Lunsford (n/k/a Wendy Lundsford Gaiser) and Allen N. Gaiser**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 9, 2024.

Notary Public

My Commission Expires:



EXHIBIT A

Being Lot No. 66 on the plan of Oriental Golf Club Subdivision, Section 1, as of record at Book 1424, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Robert W. Lunsford and wife, Wendy S. Lunsford, from William R. Arthur, Jr. and wife, Mimi B. Arthur, by deed of record in Book 8428, Page 220, Register's Office for Davidson County, Tennessee. Robert W. Lunsford having subsequently died on July 29, 2003.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1013 Grandview Drive, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 September 9, 2024.

Affiant Signature

Sept 9th, 2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 9, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027