Karen Johnson Davidson County
Batch# 1229540 DEEDQC
01/23/2025 10:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250123-0005262

QUITCLAIM DEED

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 22nd DAY OF January, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

T-QCD-25-114

THIS INSTRUMENT WAS PREPARED BY

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)
Linda Carol Lumsden, Trustee of the Linda Carol Lumsden Revocable Living Trust as amended and restated August 4, 2017	**New Owner**	
(NAME) **114 Shadow Springs Drive,**	(NAME)	**160-16-0D-114.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, **LINDA CAROL LUMSDEN, SINGLE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LINDA CAROL LUMSDEN, TRUSTEE OF THE LINDA CAROL LUMSDEN REVOCABLE LIVING TRUST AS AMENDED AND RESTATED AUGUST 4, 2017** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to 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. 114, Shadow Springs, as shown in the Declaration of Covenants, Conditions and Restrictions for Shadow Springs of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions, as shown in Instrument Number 20210525-0070971, as amended in Instrument Number 20211015-0138902, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda Carol Lumsden, a single person by Special Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20231003-0077519, 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: **114 Shadow Springs Drive, Brentwood, Tennessee 37027**.

Witness my/our hand(s) this the 22nd day of January, 2025.

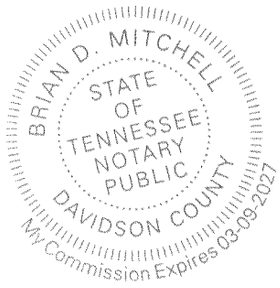
Linda Carol Lumsden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA CAROL LUMSDEN, 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 22nd day of January, 2025

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 January 22, 2025 (date of document).

Brian Mitchell

Affiant Signature

Date January 23, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of January, 2025.

S Chapel Drummond

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

