Karen Johnson
Batch # 1246208
03/14/2025 11 11 45 AM
Fees $52 00 Taxes $0 00
Davidson County
DEEDQC
10 pgs
20250314-0018852

This Instrument Prepared By Gregory J Lungmus at 621 Thornwood Ln, Northfield, IL 60093, USA, Pamela K Lungmus at 621 Thornwood Ln, Northfield, IL 60093, USA

Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT·

Gregory J Lungmus, of 621 Thornwood Ln, Northfield, IL 60093, USA and Pamela K. Lungmus, of 621 Thornwood Ln, Northfield, IL 60093, USA, a married couple, (collectively the "Grantor"), for and in consideration of 10 00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaims, unto Pamela K Lungmus as trustee of Pamela K Lungmus Trust, dated December 30, 2024, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee

Lot 48 Heritage View Sub-Division Sec 2

Being all or part of the same property described in the County Register's Deed book 7900, Page 37

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever~~. PKL

TAL

IN WITNESS WHEREOF the Grantor has executed this instrument this 31 day of January, 20 25

Signed in the presence of

Witness signature

Witness name

Gregory J Lungmus

Pamela K Lungmus

Spousal Acknowledgement

I, Pamela K Lungmus of 621 Thornwood Ln, Northfield, IL 60093, USA, spouse of Gregory J Lungmus, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature. Pamela K Lungmus

STATE OF ILLINOIS

COUNTY OF Cook

I Sandra A. Huff. certify that Pamela K Lungmus, personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and notarial seal, this 31 day of January, 2025.

Notary Public for the State of Illinois

OFFICIAL SEAL
SANDRA A HUFF
Notary Public, State of Illinois
Commission No 983053
My Commission Expires
December 08, 2027

(Seal)

My commission expires 12/8/27

Spousal Acknowledgement

I, Gregory J Lungmus of 621 Thornwood Ln, Northfield, IL 60093, USA, spouse of Pamela K Lungmus, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property

Spouse's Signature _____

STATE OF ILLINOIS

COUNTY OF Cook

I Sandra A. Huff certify that Gregory J. Lungmus, personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and notarial seal, this 31 day of January, 2025

_____
Notary Public for the State of Illinois

OFFICIAL SEAL
SANDRA A HUFF
Notary Public, State of Illinois
Commission No 983053
My Commission Expires
December 08, 2027

(Seal)

My commission expires 12/8/27

Grantor Acknowledgement

STATE OF ILLINOIS

COUNTY OF Cook

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Grantor Acknowledgement

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OFFICIAL SEAL
SANDRA A HUFF
Notary Public, State of Illinois
Commission No 983053
My Commission Expires
December 08, 2027

(Seal)

My commission expires 12/8/27

Register's Fee $ _____

NEW OWNER

Mail Tax Notice to Pamela K Lungmus as trustee of Pamela K Lungmus Trust, 621 Thornwood Ln, Northfield, IL 60093, USA

Parcel Number 042-08-0-166 00

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

Dated 1/31/2025

Grantor or Agent

Subscribed and sworn to before me by said, GREGORY LONGMOS this 31 day January, 2025

OFFICIAL SEAL
SANDRA A HUFF
Notary Public, State of Illinois
Commission No 983053
My Commission Expires
December 08, 2027

- Notary Public -

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 1/31/2025

Grantee or Agent

Subscribed and sworn to before me by said DANIELA LONGMOS this 31 day January, 2025

OFFICIAL SEAL
SANDRA A HUFF
Notary Public, State of Illinois
Commission No 983053
My Commission Expires
December 08, 2027

- Notary Public -

NOTE Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed to ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1048571 DEEDWARR
09/11/2023 02 41 45 PM 2 pgs
Fees $13 00 Taxes $1,269 10

20230911-0071199

BS-BP-23-1645

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES 07/08/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Gregory J. Lungmus and Pamela K. Lungmus	**New Owner**	
(NAME)	(NAME)	**042-08-0-166.00**
621 Thornwood Lane		
(ADDRESS)	(ADDRESS)	
Northfield, IL 60093		
(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, **BLUEBIRD PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGORY J. LUNGMUS AND PAMELA K. LUNGMUS,** hereinafter called the Grantee(s), his/her/its/their 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 Lot No. 48 on the Plan of Heritage View Subdivision, Section Two of record in Plat Book 7900, Page 37, 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 Allison L. Brown and Gerald Brown, wife and husband and Ronald Bingnear, as tenants in common with right of survivorship by Warranty deed from Brenda K. Russo of record in Instrument No. 20080206-0012246 Register's Office for Davidson County, Tennessee, dated January 25, 2008 and recorded on February 06, 2008. (Value of consideration shown in aforementioned deed $125,000.00.)

Being the same property conveyed to Bluebird Properties LLC by Warranty deed from Allison L. Brown and Geri Brown F/K/A Gerald Brown of record in Instrument No. 20221116-0122117 Register's Office for Davidson County, Tennessee, dated November 07, 2022 and recorded on November 16, 2022. (Value of consideration shown in aforementioned deed $162,000.00.)

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 37, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8076, Page 147 and Book 8592, Page 433, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Sanitary Sewer Easement of record in Book 7814, Page 344, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8204, Page 210, Book 8855, Page 645 and Book 8855, Page 670, in the Register's Office for Davidson County, Tennessee.
- Deed of Dedication of record in Book 8192, Page 229, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way of record in Book 1939, Page 555, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **1645 Liberty Hill Drive, Madison, Tennessee 37115**.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 343 000.00

Affiant

Subscribed and sworn before me, this 14th day of March, 2025

Notary

Exp. December 14th, 2026

DESIREE EDMONDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY