This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Ave, Suite 105
Nashville, TN 37203
File No. 6-5491-TM

Karen Johnson Davidson County
Batch# 1306096 DEEDQC
08/05/2025 10:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250805-0062053

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 31st day of July, 2025.

Notary Public
My Commission Expires: 7/23/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Melody Burr and Joseph Lunsford 7386 Old Harding Pike Nashville, TN 37221	New Owner	142 10 0E 023.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Melody Burr, a married woman** ("Grantor") does hereby quitclaim and convey unto **Melody Burr, a married woman and Joseph Lunsford, her husband, as tenants by the entirety** ("Grantee"), its successors and assigns, any and all of Grantor's interest in and to a certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 23 of BELLEVUE STATION, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing BELLEVUE STATION, a Horizontal Property Regime, of record in Instrument No. 20160108-0001959, as supplemented in Instrument No. 20160926-0101494 (Scrivener's Affidavit recorded in Instrument No. 20161025-0112596) and Instrument No. 20170427-0041683, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Melody Burr, a single person, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20170119-0005782, in the Register's Office of Davidson County, Tennessee, dated January 10, 2017, and recorded on January 19, 2017.

Being also known as **7386 Old Harding Pike, Nashville, TN 37221**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2025.

GRANTOR:

Melody Burr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Melody Burr**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

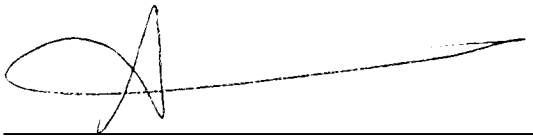
WITNESS my hand and seal at office this 31st day of July, 2025.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **July 31, 2025**.



Affiant Signature — **08/05/2025** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 5, 2025**.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

