QUITCLAIM DEED

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
January 22 2029
COUNTY OF DAVIDSON

DM-C-25-2805-QCD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF November, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Lee Lunsford and Mason Harris	**New Owner**	**08416019000 and 08416022100**
(NAME)	(NAME)	
3990 Hillsboro Pike, Suite 20		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1343609 DEEDQC
11/12/2025 11 30 51 AM 2 pgs
Fees $12 00 Taxes $0 00
20251112-0089948

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

L & R HARRIS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

LEE LUNSFORD AND MASON HARRIS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTEE")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 62, ON THE PLAN OF LINCOYA HILLS, AS SHOWN BY PLAT OF RECORD IN BOOK 1835, PAGE 91, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

TRACT 2, PARCEL 1:

LAND LYING AND BEING IN THE THIRD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY DATED SEPTEMBER 14, 1951, BY J. R. WAUFORD & COMPANY, ENGINEERS: BEGINNING AT A CONCRETE MONUMENT, BEING A COMMON CORNER BETWEEN LOTS 62 AND 63 OF LINCOYA HILLS, BOOK 1835, PAGE 91, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE SOUTH 45 DEGREES 52 MINUTES WEST 104.0 FEET WITH THE SUBDIVISION BOUNDARY TO A POWER POLE; THENCE NORTH 55 DEGREES 41 MINUTES WEST 131.0 FEET WITH THE SUBDIVISION BOUNDARY TO THE COMMON CORNER OF LOTS 63 AND 64: THENCE SOUTHERLY WITH THE PROJECTION OF THE COMMON LINE OF LOTS 63 AND 64 FOR 143.1 FEET TO AN IRON PIN; THENCE SOUTH 47 DEGREES 04 MINUTES EAST 60.9 FEET; THENCE SOUTH 41 DEGREES 00 MINUTES EAST 100.0 FEET TO AN IRON PIN; THENCE NORTHERLY WITH THE PROJECTION OF THE COMMON LINE BETWEEN LOTS 62 AND 63 FOR 266.8 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.562 ACRES, MORE OR LESS.

TRACT 2, PARCEL 2:

LAND LYING AND BEING IN THE THIRD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY DATED SEPTEMBER 14, 1957, BY J. R. WAUFORD & COMPANY, ENGINEERS: BEGINNING AT A CONCRETE MONUMENT, BEING THE COMMON CORNER BETWEEN LOTS 62 AND 63 OF LINCOYA HILLS BOOK 1835, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY;

TENNESSEE; THENCE SOUTHERLY WITH A PROJECTION OF THE COMMON LINE OF SAID LOTS 266.8 FEET TO AN IRON PIN; THENCE SOUTH 41 DEGREES 00 MINUTES EAST 246.3 FEET TO A CONCRETE MONUMENT; THENCE NORTH 46 DEGREES 42 MINUTES EAST 250.75 FEET TO AN IRON PIN IN THE SOUTHERLY BOUNDARY OF LOT 61 OF LINCOYA HILLS; THENCE NORTH 44 DEGREES 07 MINUTES WEST 320.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.733 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO L & R HARRIS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY WARRANTY DEED, FROM PETER CONNERTH, OF RECORD IN INSTRUMENT NO 20220509-0053050, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2805 Lincoya Drive, Nashville, TN 37214**

AND

This is also **unimproved** property known as: **2807 Lincoya Drive, Nashville, TN 37214.**

Witness our hands this the 6 day of November, 2025.

L & R HARRIS INVESTMENTS, LLC

ROSE R. HARRIS, MEMBER

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF ~~RUTHERFORD~~ Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROSE R. HARRIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as **MEMBER** of **L & R HARRIS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY,** the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of November, 2025.

Jacquelin M. Martin
Notary Public

My Commission Expires: 10/2/2029

JACQUELIN M MARTIN NOTARY PUBLIC STATE OF TEXAS ID 12946261 EXPIRES 10/02/2029

LARRY A. HARRIS, MEMBER

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF ~~RUTHERFORD~~ Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY A. HARRIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as **MEMBER** of **L & R HARRIS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY,** the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of November, 2025.

Jacquelin M. Martin
Notary Public

My Commission Expires: 10/02/2029

JACQUELIN M MARTIN NOTARY PUBLIC STATE OF TEXAS ID 12946261 EXPIRES 10/02/2029