Karen Johnson Davidson County
Batch# 1355355 DEEDQC
12/08/2025 01:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251208-0097562

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeff D. Lunsford, Jr. and Kay M. Lunsford, Co-Trustees 545 Robards Circle Old Hickory, TN 37138	Jeff D. Lunsford, Jr. and Kay M. Lunsford, Co-Trustees 545 Robards Circle Old Hickory, TN 37138	064 03 0B 049.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JEFF D. LUNSFORD, JR. and KAY LUNSFORD (the "Grantor"), hereby quitclaim and convey to JEFF D. LUNSFORD, JR. and KAY M. LUNSFORD, CO-TRUSTEES OF THE LUNSFORD COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Being Lot No. 260, Phase Four, Section Two on the Plan of Brandywine Subdivision, as of record in Plat Book 7900, pages 587and 588, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by deed of record as Instrument #20010809-0085858, Register's Office for Davidson County, Tennessee.

Being property known as 545 Robards Circle, Old Hickory, Nashville, Tennessee.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 8 day of Dec, 2025.

JEFF D. LUNSFORD, JR.

KAY LUNSFORD

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Jeff D. Lunsford, Jr. and Kay Lunsford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 4 day of December, 2025.

JULIANNA FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 05, 2029

Notary Public
My Commission Expires: November 5, 2029

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Samuel R Thrall
Affiant

Subscribed and sworn to before me, this 4 day of December, 2025.

JULIANNA FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 05, 2029

Notary Public
My Commission Expires: November 5, 2029

48683085.2

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Dec 8, 2025 (date of document).

Affiant Signature

12/08/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 08 day of December, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

