Karen Johnson Davidson County
Batch# 1356624 DEEDWARR
12/11/2025 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20251211-0098462

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Hope Heritage Stays, LLC 226 22nd Street Old Hickory, TN 37138	Hope Heritage Stays, LLC	053 08 0B 008.00

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, **Mark Lunsford, unmarried** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Hope Heritage Stays, LLC, a Tennessee Limited Liability Company**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 226 22nd Street, Old Hickory, TN 37138 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Land in Davidson County, Tennessee being Unit 8, as shown on the Amended and Restated Declaration Converting Cook's Landing Lakeshore Condominiums to Cook's Landing Lakeshore Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20180716-0068745, in the Register;s Office for Davidson County, Tennessee, to which reference is hereby mde for a more complete description of said property.
>
> Being the same property conveyed to Mark Lunsford, by Quitclaim Deed from Mark Lunsford and Jeff Lunsford, Jr., as joint tenants with the right of survivorship, dated September 2, 2021, and recorded on September 17, 2021, in Instrument No. 20210917-0125049, in the Register's Office for Davidson County, Tennessee..
>
> Being the same property conveyed to Mark Lunsford and Jeff Lunsford, Jr., as tenants with the right of survivorship, by Quitclim Deed from Donna S. Smith dated September 12, 2019, and recorded on October 1, 2019, in Instrument No. 20191001-0100054, Register's Office for Davidson County, Tennessee,
>
> This is improved property known as 226 22nd Street, Old Hickory, TN 37138.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 3rd day of December, 2025.

Mark Lunsford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2025, before me personally appeared Mark Lunsford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of December, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $485,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

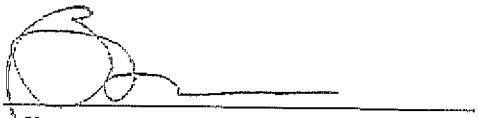
Sworn to and subscribed before me this 3rd day of December, 2025

Notary Public
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

Certificate of Authenticity

I, Barbara McGinty, 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 12/3/2025 (date of document).

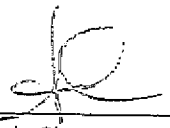


Affiant Signature

Date 12/10/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10 day of December, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

