Karen Johnson Davidson County
Batch # 1369241 DEEDQC
01/13/2026 09:24:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260113-0002891

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

QUITCLAIM DEED

FROM: BLAIR LUND AND JONATHAN LUND, Grantor

TO: ALBERT PARTNERS, LLC, Grantee

Address New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Albert Partners, LLC 4014 General Bate Dr. Nashville, TN 37204	New Owner	132-01-0-050.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

Blair Lund
AFFIANT

Subscribed and sworn to before me this 13th day of January, 2026.

My Commission Expires: 7.17.28

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

In consideration of One Dollar ($1.00), and other good and valuable consideration, BLAIR LUND AND JONATHAN LUND, wife and husband, (hereinafter the "Grantor"), hereby quitclaims and conveys all of Grantor's rights, title and interest in and to the hereinafter described property to ALBERT PARTNERS, LLC, a Tennessee limited liability company, (hereinafter the "Grantee"). Said property is a certain parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Rolling Meadows, of record in Book 1424, Pages 98 and 99, 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 Blair Lund and Jonathan Lund, wife and husband, by Warranty Deed from Leigh Anne Burtchaell, of record in Instrument No. 20200817-0092216, in the Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on August 17, 2020.

This is improved property commonly known as: 4021 Albert Drive, Nashville, TN 37204.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by Grantor and Grantee.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 13th day of January, 2026.

GRANTOR:

Blair Lund
BLAIR LUND

JONATHAN LUND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared BLAIR LUND and JONATHAN LUND, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 13th day of January, 2026.

Notary Public

My Commission Expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028