Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Lundeen Family Community Property Trust **488 Broadwell Drive** **Nashville, TN 37220**	**160 08 0 024.00**	**SAME**

Karen Johnson Davidson County
Batch # 1369757 DEEDQC
01/15/2026 08:09:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260115-0003549

This instrument prepared by: Carter Shelton Jon
2021 Richard Jones Road, Suite 240, Nashville, T

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Thomas Lundeen and wife, Susan Lundeen** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The Lundeen Family Community Property Trust** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **488 Broadwell Drive, Nashville, TN 37220.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 12th day of January, 2026.

Notary Public
My Commission Expires: 11/2/26

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 12th day of January, 2026.

Thomas Lundeen

Susan Lundeen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas Lundeen and Susan Lundeen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 12th day of January, 2026.

Notary Public

My Commission Expires:
11/2/26

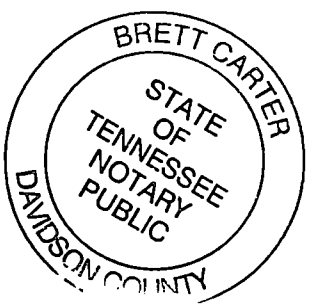


EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Resubdivision Lots 41 & 42 of Brentview Hills Subdivision, of record in Instrument No. 20201124-0137943, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Thomas Lundeen and wife, Susan Lundeen, by deed of record as Instrument Number 20210507-0061711, in the Register's Office for Davidson County, Tennessee.