Karen Johnson Davidson County
Batch# 1379487 DEEDQC
02/12/2026 01:05:30 PM 3 pgs
Fees: $27.00 Taxes: $0.00
20260212-0011227

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF February, 2026

Notary Public

MY COMMISSION EXPIRES: 10/25/2027

(AFFIX SEAL)

DM-NFI-26-2805

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
2805 Lincoya Holdings LLC, a Tennessee Limited Liability Company	**Same as new owner**	
(NAME) **2805 Lincoya Drive,**	(NAME)	**084-16-0-190.00** **084-16-0-221.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,**Lee Lunsford and Mason Harris,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **2805 LINCOYA HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel 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 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 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 Lee Lunsford and Mason Harris, As Tenants in Common With Right of Survivorship by Quitclaim Deed from L & R Harris Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20251112-0089948 Register's Office for Davidson County, Tennessee, dated November 06, 2025 and recorded on November 12, 2025.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2805 Lincoya Drive, Nashville, Tennessee 37214** and **2807 Lincoya Drive, Nashville, TN 37214**

Witness my/our hand(s) this the 11 day of February, 2026.

Lee Lunsford

Mason Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE LUNSFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 11 day of February, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MASON HARRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 11 day of February, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 February 11, 2026 (date of document).

Affiant Signature

Date 2/11/2026

State of New York

County of Clinton

Sworn to and subscribed before me this 11 day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027