Karen Johnson Davidson County
Batch# 1458888 DEEDWARR
08/12/2026 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20260812-0074371

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9828-SC

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $393,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of August, 2026.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephanie Cannon Lunsford 206 Theodore Rd Nashville, TN 37214	Churchill Mortgage Corporation 1749 Mallory Lane, Suite 100 Brentwood, TN 37027	084 14 0 086.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Glen Lindquist and Anna E. Anderson, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Stephanie Cannon Lunsford, a single woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38, on the Map of WALNUT GROVE Subdivision, of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 94.6 feet on the Southwesterly margin of Theodore Road and extends back between lines 133.8 feet on the Northwesterly line and 145 feet on the Southwesterly line to a deadline in the rear measuring 90.1 feet thereon.

Being the same property conveyed to Glen Lindquist and Anna E. Anderson, Husband and Wife, by Warranty Deed from David R. Anderson and Susan T. Anderson, Co-Trustees of The Anderson Family Trust dated September 5, 2019, of record in Instrument No. 20240124-0004483, in the Register's Office of Davidson County, Tennessee, dated January 11, 2024 and recorded on January 24, 2024.

Being the same property conveyed to David R. Anderson and Susan T. Anderson, as the Co-Trustees of The Anderson Family Trust dated September 5, 2019, by Quitclaim Deed from David Anderson and Susan Anderson, Husband and Wife, of record in Instrument No. 20191226-0132935, in the Register's Office of Davidson County, Tennessee, dated December 18, 2019, and recorded on December 26, 2019.

Being the same property conveyed to David Anderson and Susan Anderson, husband and wife, by Warranty Deed from Raymond Earley and Anetra Earley, a married couple, of record in Instrument No. 20190702-0064358, in the Register's Office of Davidson County, Tennessee, dated June 28, 2019, and recorded on July 02, 2019.

This is ☐ improved or ☐ unimproved property located at: **206 Theodore Rd, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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, their heirs and assigns forever; and I/we do covenant with the said Grantee that 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 ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~7th~~ 06th day of August, 2026. GL AA

GRANTOR:

Glen Lindquist

Anna E. Anderson

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Buncombe

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Glen Lindquist and Anna E. Anderson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~7th~~ 06th day of August, 2026.

ALAN J ROSENTHAL
Notary Public - North Carolina
Buncombe County
My Commission Expires Aug 9, 2027

Notary Public Alan J. Rosenthal
My Commission expires: 08-09-2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **August 6th, 2026**.

Affiant Signature

08/06/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 6th, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202608120074371