Karen Johnson Davidson County
Batch# 1471678 DEEDQC
09/10/2026 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260910-0084283

PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Kseniya Lunsford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF September 2026.

Notary Public
My Commission Expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Blake Edward Lunsford **Kseniya Lunsford** **5222 Larkway Dr.,** **Nashville, TN 37211**	**Same**	**161-08-0D-002.000 CO**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Blake Edward Lunsford has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Blake Edward Lunsford and wife Kseniya Lunsford their heirs and/or assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee being Unit B of Homes at Brewer and Larkway, Horizontal Property Regime with]Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions establishing Homes at Brewer and Larkway, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210309-0030683 as amened in Instrument No. 20220225-0021807 Register's Office for Davidson County, Tennessee and subject to the provision and requirements there and the By-Laws for the administration there of and all easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereto, said Unit being depicted on Exhibit to said Declaration as amended; together with a percentage interest in the common elements and voting percentage as set for t in Exhibit to said Declaration.

Being the same property conveyed to Blake Edward Lunsford by deed from Christine

Hanna of record in Instrument No. 20230221-011990 Register's Office for Davidson County, Tennessee.

This is improved property known as 5222 Larkway Dr., Nashville, TN 37211

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 10th day of September, 2026.

Blake Edward Lunsford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Blake Edward Lunsfordthe bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that 10F executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwd, Tennessee, this 10F day of Septeb, 2026.

Notary Public

My Commission expires 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Amy Cross Nance, 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 this 10th day of September 2026

Dated 9/10, 2026

SUBSCRIBED AND SWORN TO before me this 10th day of September 2026

Notary Public
My Commission expires 3/4/29

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 10th day of September, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL