Instrument Prepared By:
SIDWELL, BARRETT & WELCH, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Address New Owners as Follows:
June M. Dunn
5212 Starwind Pointe
Hermitage, TN 37076

Send Tax Bills To:
Pinnacle National Bank
551 N Mt Juliet Rd.
Mt Juliet, TN 37122

Map-Parcel:
098-09
CA
116.00 CO

Davidson County DEEDQC
Recvd: 02/20/09 12:26 3 pgs
Fees:17.00 Taxes:0.00
20090220-0014982

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a Tenancy in Common with Right of Survivorship, **June M. Dunn, unmarried (Grantor)** does hereby quitclaim and convey all of her right title and interest to **Tammy Duncan, Trustee**, her successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Phase 3B Lakeshore, of record in Plat Book 7900, page 677 Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description thereof. .

Being the same property conveyed to June M. Dunn, unmarried, by deed of record in Instrument No. 20020604-0067670 Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

June M. Dunn

June M. Dunn

And now, I, the said **Tammy Duncan, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **June M. Dunn and Alan Hester as Tenants in Common with Right of Survivorship,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 11th day of February, 2009.

Tammy Duncan

Tammy Duncan, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, June M. Dunn, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2009.

Notary Public

My Commission Expires: 11-28-09

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tammy Duncan, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2009.

Notary Public

My Commission Expires: 11.28.09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 2009.

Notary Public

My Commission Expires: 11.28.09

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Tammy Duncan, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/23/2011

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