File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 02/12/13 11:07 2 pgs
Fees:12.00 Taxes:0.00
20130212-0014322

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2013.

Notary Public

MY COMMISSION EXPIRES: 3.3.15

(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore H Dunn	Same	05911008700
(NAME) 3905 Augusta Drive	(NAME)	
(ADDRESS) Nashville, TN 37207	(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Perlie Mae Murray-Dunn, Theodore Howard Dunn Jr., and Shewinna Manuella Murray

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Theodore Howard Dunn Jr. and wife Perlie Mae Murray-Dunn,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, 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. 448, Haynes Manor, Section III, as of record in Plat Book 4175, Page 111, Register's Office for Davidson County, Tennessee.

Said Lot No. 448 fronts 95 feet along the curving westerly margin of Augusta Drive and extends back 98.9 feet on the southerly line and 146.5 feet on the northerly line to a dead line in the rear measuring 74.4 feet thereon.

Being the same property conveyed to WILLIE MURRAY AND WIFE, PERLIE M. MURRAY, by deed from ARTHUR L. WILLIAMS AND WIFE, PATRICIA WILLIAMS, of record in Book 4854, page 191, dated September 16, 1974, said Register's Office. Then being further conveyed to PERLIE M. MURRAY, by Quitclaim Deed from WILLIE MURRAY AND WIFE, PERLIE M. MURRAY, of record in Book 10254, page 946, dated November 7, 1996, said Register's Office. Then being further conveyed to PERLIE MAE MURRAY-DUNN, THEORDORE HOWARD DUNN, JR. AND SHEWINNA MANUELLA MURRAY, by Quitclaim Deed from PERLIE MAE MURRAY-DUNN AND HUSBAND, THEODORE HOWARD DUNN, JR., of record as Instrument No. 20050728-0088007, dated July 22, 2005, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3905 Augusta Drive Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hands this 5 th day of February 2013.

Perlie Mae Murray-Dunn

Theodore Howard Dunn Jr.

Shewinna Manuella Murray

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 Perlie Mae Murray-Dunn, Theodore Howard Dunn Jr., and Shewinna Manuella Murray the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5 day of February, 2013.

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires May 05, 2015

Commission expires: 05-05-15

Notary Public

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 2-7-13

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: _____

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027