BILL GARRETT, Davidson County
Trans:T20140033139 DEEDQC
Recvd: 05/13/14 12:58 2 pgs
Fees:12.00 Taxes:0.00
20140513-0040931

THIS INSTRUMENT PREPARED BY:
Danny Ross Dickerson, Attorney at Law
4800 Charlotte Avenue
Nashville, Tennessee 37209

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dorothy Marie Dunnagan 2607 Inga Street Nashville, TN 37216	Same	072 09 0 289.00 Formerly known as Map 72 9 Parcel 289 15DA 02740

FOR AND IN CONSIDERATION of the sum of ONE DOLLARS ($1.00) cash in hand paid, in consideration of being held harmless by the Grantee herein for any underlying debt evidenced by a Deed of Trust of record as Instrument Number 20060814-0099628, Register's Office for Davidson County, Tennessee, and other good and valuable consideration, the receipt and sufficiency of which are here acknowledged, JANET DEATON ("Grantor"), does hereby quitclaim, transfer and convey unto DOROTHY MARIE DUNNAGAN, an unmarried person, ("Grantee"), her heirs and assigns, all her right, title and interest (whether a present interest or a future interest) in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being Lot No. 83 on the Map of Irvington, of record in Book 843, Page 60, Register's Office for said County.

Said Lot No. 83 fronts 60 feet on the west side of Inga Street and runs back between lines 234 feet on the north line and 237.6 feet on the south line to the right of way on the L&N Railroad on which it measures 60.17 feet.

BEING the same property conveyed to Cecil A. Dunnagan and wife, Claudette C. Dunnagan, by Deed from Howard T. Russell, Jr., and wife, Marguerite V. Russell, dated 10-26-71 and recorded 11-2-71 in Book 4550, Page 36, and being further conveyed to Claudette Carnahan Dunnagan, by Final Divorce Order, Case No. 73721 from Cecil A. Dunnagan, dated 2-7-77 and recorded 2-7-77 in Book 5112, Page 858, Register's Office for Davidson County, Tennessee; and, the said Claudette Carnahan Dunnagan having since died on September 7, 2013, and the property having been devised by Will filed with Seventh Circuit (Probate) Court of Davidson County, Tennessee, Docket 13P-1880, and her estate passing to her daughters JANET DEATON, the Grantor herein, and DOROTHY MARIE DUNNAGAN, the Grantee herein.

THIS DESCRIPTION is the same as that contained in the previous instrument of record, EXCEPT FOR: adding the date of death of Claudette Carnahan Dunnagan, and identifying the probate court and docket number where her Will may be found, the estate of Claudette Carnahan Dunnagan still being open at the date of this conveyance.

This is improved property known as 2607 Inga Street, Nashville, Tennessee 37216.

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of February, 2013.

JANET DEATON

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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

WITNESS my hand, at office, this 17th day of February 2014.

Patricia A. Valdevento
Notary Public

PATRICIA A. VALDEVENTO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

10.18.16

STATE OF TN)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is NONE.

Dorothy Marie Dunnagan
Affiant

Sworn to and subscribed before me this 17th day of February, 2014.

Patricia Valdevento
Notary Public

PATRICIA A. VALDEVENTO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
10.18.16