The preparer of this deed makes no representation as to the status of the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

This instrument prepared by Little & House, PC
109 Westpark Drive
Suite 300
Brentwood, TN 37027

QUITCLAIM DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| Abigail Dunn, Trustee<br>Abigail A. Dunn Living Trust -2016<br>3604 Pilcher Ave.<br>Nashville, TN 37209 | SAME | 104-1-251.00 |

THIS INDENTURE, made this 8 day of March, 2016, between **Abigail Alden Dunn**, ("Grantor"), and **Abigail Alden Dunn, Trustee of the Abigail A. Dunn Living Trust - 2016**, ("Grantee").

FOR AND IN CONSIDERATION of consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Grantor, by these presents does hereby remise, release and forever quitclaim unto the Grantee, all of Grantor's right, title and interest of said property in and to the real estate located in Davidson County, Tennessee, described on Exhibit A attached hereto, it being the intention of Grantor that this conveyance shall vest in Grantee, an undivided interest in fee simple in the real property described herein.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and all the estate, right, title and interest of the Grantor, with the hereditaments and appurtenances thereto appertaining.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first above written.

GRANTOR

Abigail Alden Dunn

Abigail Alden Dunn

BILL GARRETT, Davidson County
Trans:T20160019661 DEEDQC
Recvd: 03/10/16 10:11 3 pgs
Fees:17.00 Taxes:0.00
20160310-0022962

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 Abigail Alden Dunn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Williamson County, Tennessee, this 8 day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 11/24/19

JUNE P. HOUSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that there is no monetary consideration for this transfer and that the actual consideration for this transfer is $0.00.

AFFIANT

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Sworn to and subscribed before me this 8 day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 11/24/19

JUNE P. HOUSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 3, MAP OF M.T. PENGRASS' SUBDIVISION OF LOTS 175 AND 176 IN WEST GROVE PLAN, as shown on plat of record in Plat Book 547, Page 185, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Abigail Alden Dunn, by deed from John O. Manier of record with Instrument Number 20141223-0117148, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Plat of MAP OF M.T. PENGRASS' SUBDIVISION OF LOTS 175 AND 176 IN WEST GROVE PLAN, as recorded in Plat Book 547, Page(s) 185, said Register's Office.
Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 3604 Pilcher Ave., Nashville, TN 37209.