QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

O-AM-16-510-T

NATHAN KEITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tanya Y. Dunigan, married	new owner	
(NAME) **510 Upsall Drive ,**	(NAME)	**163-11-0C-023.00-CO**
(ADDRESS) **Antioch, TN 37013-2334**	(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 consideration, the receipt of which is hereby acknowledged, **Tanya Y. Chesser-Dunigan, Delicia D. Chesser-Nwadike, and Shawna R. Chesser, Co- Trustees of the Margarette Delola Chesser Revocable Trust dated March 28, 2005,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TANYA Y. DUNIGAN, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 23, Unit 510, on the Plan of Revised, Bell Forge Village III, Section Five of record in Plat Book 6900, Page 632, as amended in Plat Book 7524, Page 552, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margarette Delola Chesser, Trustee of the Margarette Delola Chesser Revocable Trust dated March 28, 2005 by Quitclaim deed from Margarette Chesser, an unmarried person of record in Instrument No. 20080219-0016232 Register's Office for Davidson County, Tennessee, dated February 14, 2008 and recorded on February 19, 2008. The said Margarette Delola Chesser having since died on Januarey 28, 2009. Current acting trustees are Tanya Y. Chesser Duniga, Delicia D. Chesser-Nwadike, Shawna R. Chesser.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **Improved** property known as: **510 Upsall Drive , Antioch, Tennessee 37013-2334**.

BILL GARRETT, Davidson County
Trans:T20160079186 DEEDQC
Recvd: 09/09/16 11:11 2 pgs
Fees:12.00 Taxes:0.00
20160909-0095068

Witness my/our hand(s) this the 31st day of August, 2016.

Tanya Y. Chesser-Dunigan

Shawna R. Chesser

Delicia Chesser Nwadike
Delicia D. Chesser-Nwadike

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tanya Y. Chesser-Dunigan, Co-Trustee of the Margarette Delola Chesser Revocable Trust Dated March 28, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st day of August, 2016.

Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF GEORGIA
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Delicia D. Chesser-Nwadike, Co-Trustee of the Margarette Delola Chesser Revocable Trust Dated March 28, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30st day of August, 2016.

Sharon E Irons
Notary Public

My Commission Expires: June 14, 2019

SHARON E IRONS NOTARY PUBLIC GWINNETT COUNTY GEORGIA MY COMMISSION EXPIRES JUNE 14, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shawna R. Chesser, Co-Trustee of the Margarette Delola Chesser Revocable Trust Dated March 28, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st day of August, 2016.

Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212