THIS INSTRUMENT WAS PREPARED BY:

Tiffany M. Johns
144 Second Avenue North
Suite 200
Nashville, Tennessee 37201
(615) 620-5846

Davidson County DEEDQC
Recvd: 07/24/17 08:19 5 pgs
Fees:28.00 Taxes:826.21
20170724-0074221

QUITCLAIM DEED

FROM: Misty Michelle Lucas Dunn

TO: Duron Alexander Dunn

When recorded mail to:
TranStar National Title
2301 W Plano Pkwy # 105
Plano, Texas 75075
888-766-8500 FILE # 423237

Address New Owner(s) as follows: 927 Morning Rd. Antioch, TN 37013

Duron Alexander Dunn

Send Tax Bills To:

Duron Alexander Dunn
927 Morning Road
Antioch, TN 37013

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS that MISTY MICHELLE LUCAS DUNN, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto DURON ALEXANDER DUNN, his heirs, successors, and assigns, her entire right, title and interest, subject to an existing in and to a certain tract of land in Davidson County, Tennessee, described as follows:

the Real Property and Improvements known as 927 Morning Road, Antioch, TN 37013.

This instrument and the interest hereby released and quit-claimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 17 day of July, 2016.

Misty Michelle Lucas Dunn

TIFFANY M. JOHNS, ESQ. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
)
COUNTY OF)

Personally appeared before me, a Notary Public in and for said County and State, the within named Misty Michelle Lucas Dunn, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 1 day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 1-29-17

TIFFANY M. JOHNS, ESQ. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Exempt: TCA 67-4-409(3)(a)(i)

I, or we, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greatest is $223,300, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Heather Gallant
Heather Gallant

Subscribed and sworn to before me this _21st_ day of July, 2017.

Notary Public

CHERYL A. RAMOLD
My Notary ID # 11437885
Expires December 10, 2018

I, ASHLEY PIKE, 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.

Ashley Pike
ASHLEY PIKE

State of Texas

County of Collin

Personally appeared before me, Gena H. Stofa, a notary republic for this county and state, ASHLEY PIKE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gena

MY COMMISSION EXPIRES: 3-1-2020

Notary's Seal (If on paper)

NOTARY PUBLIC STATE OF TEXAS
GENA H STOFA
Notary ID # 5832575
My Commission Expires
March 1, 2020

EXHIBIT A – Legal Description

All that certain parcel of land situate in the City of Antioch, County of Davidson and State of Tennessee bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 64, on the Plan of Phase One, Section Two, Sunset Hills, RS-10 Subdivision - Cluster Lot Option, of record in Instrument No. 20071220-0146323, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property as transferred by deed dated 09/03/2014, recorded 09/05/2014, from Katherine S. McCammon and John D. McCammon, wife and husband, to Duron Alex Dunn and Misty Dunn, husband and wife, recorded as Instrument #: 20140905-0081517.

Tax ID: 182-01-0A-064.00