QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170074252 DEEDQC
Recvd: 08/25/17 10:16 3 pgs
Fees:17.00 Taxes:0.00

20170825-0087482

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ethan Barrett Dunham	**Same**	
(NAME)	(NAME)	
2308 Vaulx Lane		**10513044100**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ETHAN BARRETT DUNHAM, UNMARRIED, AS TO AN UNDIVIDED 50% INTEREST, AND CONSTANCE DUNHAM, MARRIED, AS TO AN UNDIVIDED 50% INTEREST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **ETHAN BARRETT DUNHAM, UNMARRIED, AS TO AN UNDIVIDED 50% INTEREST, AND CONSTANCE A. DUNHAM AND WARREN B. DUNHAM, CO-TRUSTEES OF THE CONSTANCE DERR DUNHAM TRUST DATED DECEMBER 5, 2013, AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, WAVERLY VAULX SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20070918-0111451, 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 ETHAN BARRETT DUNHAM, BY QUITCLAIM DEED FROM JILL FARNHAM-MCLESTER DUNHAM, AS TO HER UNDIVIDED 50% INTEREST (THE "ENTIRETY INTEREST"), OF RECORD IN INSTRUMENT NUMBER 20170818-0085110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DATED APRIL 10, 2017.

FURTHER BEING THE SAME PROPERTY CONVEYED TO CONSTANCE DUNHAM, MARRIED, BY QUITCLAIM DEED FROM THE CONSTANCE DERR DUNHAM TRUST DATED DECEMBER 5, 2013, WITH WARREN B. DUNHAM AND CONSTANCE A. DUNHAM CO-TRUSTEES, AS TO ITS UNDIVIDED 50% INTEREST, OF RECORD IN INSTRUMENT NUMBER 20161123-0123749, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 4, 2016.

FURTHER BEING THE SAME PROPERTY CONVEYED TO CONSTANCE DERR DUNHAM TRUST DATED DECEMBER 5, 2013, WITH WARREN B. DUNHAM AND CONSTANCE A. DUNHAM AS CO-TRUSTEES, BY QUITCLAIM DEED FROM CONSTANCE DUNHAM, AS TO HER UNDIVIDED 50% INTEREST, OF RECORD IN INSTRUMENT NUMBER 20140228-0017387, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 5, 2013.

FURTHER BEING THE SAME PROPERTY CONVEYED TO ETHAN B. DUNHAM AND WIFE, JILL F. DUNHAM, AS TO AN UNDIVIDED 50% INTEREST (THE "ENTIRETY INTEREST"), AND CONSTANCE DUNHAM, AS TO AN UNDIVIDED 50% INTEREST (THE "INDIVIDUAL INTEREST") THE SAID ENTIRETY INTEREST AND INDIVIDUAL INTEREST, AS THEY RELATE TO EACH OTHER, BEING HELD AS TENANTS IN COMMON, BY WARRANTY DEED FROM BENJAMIN ROSS SCOTT, UNMARRIED, AND JAMES M. GILMORE, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20130628-0066425, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED JUNE 25, 2013.

THE SAID JILL FARNHAM-MCLESTER DUNHAM AND JILL F. DUNHAM BEING ONE AND THE SAME.

THE SAID ETHAN BARRETT DUNHAM AND ETHAN B. DUNHAM BEING ONE AND THE SAME.

THE SAID JILL FARNHAM-MCLESTER DUNHAM (AKA JILL F. DUNHAM) AND ETHAN BARRETT DUNHAM (AKA ETHAN B. DUNHAM) HAVING SINCE DIVORCED THROUGH FINAL DECREE OF DIVORCE, OF RECORD IN DOCKET NO. 17D29, FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID CONSTANCE DUNHAM, CONSTANCE A. DUNHAM AND CONSTANCE DERR DUNHAM BEING ONE AND THE SAME. FURTHER, THE SAID CONSTANCE DUNHAM NEVER HAVING USED SAID RESIDENCE AS A MARITAL RESIDENCE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is
( ) **unimproved**
(X) **improved** property known as: **2308 Vaulx Lane, Nashville, TN 37204**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 23 day of August, 2017.

Ethan Barrett Dunham

Constance Dunham
Constance Dunham

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ethan Barrett Dunham**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of August, 2017.

Notary Public

My Commission Expires: 7-4-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Constance Dunham**, the within named bargainor, 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 and official seal, this the 23 day of August, 2017.

Notary Public

My Commission Expires: 7-4-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212