Karen Y Johnson Davidson County
Batch# 173546 DEEDQC
12/13/2018 08:50:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181213-0121218

THIS INSTRUMENT PREPARED BY:	STATE OF CALIFORNIA) COUNTY OF Los Angeles) The actual consideration for this transfer is $10.00. This is a transfer to a trust.
MUSIC CITY ESTATE LAW 320 SEVEN SPRINGS WAY BRENTWOOD, TENNESSE 37027 (615) 628-7775	Karen Steuben Dunbar & David Wade Dunbar Affiant Subscribed and sworn to before me, this 29th day of October 2018. Kyra Moran Notary public
KYRA MORAN COMM.# 2257090 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Expires Sept. 2, 2022 [Notary Seal]	My commission Expires: September 2, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
David Wade Dunbar Karen Steuben Dunbar 445 Temple Avenue Long Beach, CA 90814	David Wade Dunbar Karen Steuben Dunbar 445 Temple Avenue Long Beach, CA 90814	105-05-0 385.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, David D. Dunbar and Karen Steuben Dunbar, the Grantors, do hereby quitclaim, transfer and convey unto David Wade Dunbar and Karen Steuben Dunbar, Trustees of the 2017 Dunbar Family Trust dated March 13, 2017, assign all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 7 on the map of the Bransford Realty Company's Subdivision of Lot 3 in Jones and Dudley's Addition, of record in Book 421, Page 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being a part of the same property conveyed to David W. Dunbar and Karen Steuben Dunbar, by Deed from TAEID PROPERTIES, LLC, a Tennessee limited liability company, filed for record on April 2, 2018, of record in Instrument No. 20180402-0030271, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved property known as 1012 Argyle Avenue, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and the GRANTOR(S), does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomever.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of October 2018.

David W. Dunbar, Grantor

Karen Steuben Dunbar, Grantor

A notary public or other officer completing this certificate certifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)ss.

On October 29th, 2018 before me, Kyra Moran, Notary Public, personally appeared David W. Dunbar and Karen Steuber Dunbar, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Signature Kyra Moran (Seal)

