Karen Johnson Davidson County
Batch# 213506 DEEDQC
04/03/2019 11:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190403-0030226

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 29TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/20

(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0157

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Patricia A. Dunn	NEW OWNER	Map: 181-01-0-B-055.00
(NAME) 7271 Sugarloaf Dr.	(NAME) 7271 Sugarloaf Dr.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PATRICIA ANNE DUNN, AS TRUSTEE OF THE PATRICIA ANNE DUNN LIVING TRUST, U/A DATED FEBRUARY 20, 2017,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATRICIA A. DUNN, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 138, on the Plan of Section Two, Addition to Sugar Valley, RS10 Cluster Lot Subdivision, of record in Instrument No. 20040622-0073636, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Anne Dunn, as Trustee of The Patricia Anne Dunn Living Trust, U/A dated February 20, 2017, by deed from Patricia A. Dunn, an unmarried woman, of record in Instrument No. 20170224-0018483, dated February 20, 2017, Register's Office for said County. See also prior deed of record in Instrument 20161003-0103663, dated September 29, 2016, said Register's Office.

The signature of Patricia Anne Dunn is signed by his/her duly appointed Co-Attorney-in-Fact, Edward Joseph Polchlopek, III, pursuant to the Power of Attorney of record in Instrument 20190220-0015364, said Register's Office.

This is improved property, known as 7271 Sugarloaf Dr., Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever 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/our hand(2)s this 29th day of March, 2019.

Patricia Anne Dunn as Trustee of The Patricia Anne Dunn Living Trust U/A dated Feb. 29 2017

Patricia Anne Dunn as Trustee of The Patricia Anne Dunn Living Trust, U/A dated February 20, 2017
By: Edward Joseph Polchlopek, III, as Co-Attorney-in-Fact

By: Edward Joseph Polchlopek, III as Co-Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Edward Joseph Polchlopek, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath, acknowledged himself to be the Co-Attorney-in-Fact for Patricia Anne Dunn, as Trustee of the Patricia Anne Dunn Living Trust, U/A dated February 20, 2017, the within named bargainer, and that he/she as such Co-Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of March, 2019.

My commission expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.