Karen Johnson Davidson County
Batch# 265289 DEEDQC
08/01/2019 02:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190801-0076186

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Mary Jane Dunlap	(NAME) NEW OWNER	74-4-85
(STREET ADDRESS) 913 Forest Dale	(ADDRESS)	
(CITY) (STATE) (ZIP) Hermitage, TN 37076	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **MICHAEL DUNLAP AND DANIEL DUNLAP,** Grantor, does hereby quitclaim and convey unto **MARY JANE DUNLAP, UNMARRIED**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in DAVIDSON County, Tennessee, as follows:

Being Lot No. 50 in the Plan of Hermitage Hills, Section 12, of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee. Said Lot No. 50 fronts 44.07 feet on the westerly margin of Forest Dale and extends back 108.64 feet on the easterly line and 118.58 feet on the northerly line to a broken line in the rear measuring 160.0 feet thereon.

Being the same property conveyed to Michael H. Dunlap, a married man by Deed dated July 13, 2015 from Michael H. Dunlap and Mary J. Dunlap, husband and wife, recorded July 21, 2015, in Instrument Number 20150721-0071354, in the Register's Office of Davidson County, Tennessee. The said Michael H. Dunlap died December 18, 2018. The decedent was survived by his wife, Mary Jane Dunlap and two sons Michael Dunlap and Daniel Dunlap. See also Affidavit of Heirship of record in Instrument ____201908010076185_____, Register's Office for said County.

The property address is: 913 Forest Dale, Hermitage, TN 37076

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 26 day of July, 2019.

Elizabeth C McDaniel
Affiant

My commission expires: 1-24-22
(Affix Seal)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

Witness my hand this 26 day of July, 2019.

Michael Dunlap

Witness my hand this 26 day of July, 2019.

Daniel Dunlap

STATE OF Indiana
COUNTY OF LaGrange

On this 26th (5th) day of July, 2019, before me personally appeared Michael Dunlap, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 26th (5th) day of July, 2019.

Sarah Jo Maas
Notary Public

7/25/2024
My Commission Expires:

Sarah Jo Maas
Resident Of
LaGrange County
My Commission Expires:
7/25/2024

STATE OF Tennessee
COUNTY OF Davidson

On this 26th day of July, 2019, before me personally appeared Daniel Dunlap, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 26th day of July, 2019.

Notary Public

3/21/22
My Commission Expires:

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY