THIS INSTRUMENT PREPARED BY: **Ark Title Group, LLC** **4235 Hillsboro Pike, Ste 300** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Benjamin Dunkin & Carmyn Cook Affiant Subscribed and sworn to before me, this 4th day of October, 2019. Brook B Notary Public My Commission Expires: 5-3-2021

BROOKE BOLUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Isabella James, LLC 1495 Dolan Ave Nashville, TN 37218	Send Tax Bills To: Benjamin Dunkin 515 Basswood Ave Apt. E 53 Nashville, TN 37920	Tax Information: Tax Parcel ID No. 080-08-0-023.00

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, **Benjamin James Dunkin and Carmyn Isabella Cook, both unmarried,** hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Isabella James LLC, a Tennessee Limited Liability Company,** its heirs and assigns 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:

BEING Lot No. 391 on the plan of Bordeaux Gardens, Section I, of record in Book 3300, page 91, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Said Lot No. 391 fronts 65.11 feet on the northerly side of Dolan Road and runs back 115.75 feet on the westerly line and 88.48 feet on the easterly line to a dead line in the rear on which it measures 79.94 feet.

BEING the same property conveyed to Benjamin James Dunkin and Carmyn Isabella Cook, both unmarried, by Warranty Deed from Martha Wilson, unmarried, of record as Instrument No. 20190328-0027861, in the Register's Office for Davidson County, Tennessee.

This is improved property known as **1495 Dolan Ave, Nashville, TN 37218.**

Karen Johnson Davidson County
Batch# 296207 **DEEDQC**
10/04/2019 01:45:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191004-0101914

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October, 2019.

Benjamin James Dunkin

Carmyn Isabella Cook

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Benjamin James Dunkin and Carmyn Isabella Cook** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of October, 2019.

Notary Public

My Commission Expires: 5-3-2021

BROOKE BOLUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY