Karen Johnson Davidson County
Batch# 354532 DEEDQC
02/06/2020 02:26:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200206-0014109

Prepared from information submitted by the parties without opinion of title by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Ronald L. Gunn, Sr.
113 Drennen Lane
Lavergne, TN 37086

SEND TAX BILLS TO:
Same as Owner

TAX MAP/PARCEL #
Map 059.11
Parcel 256

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that for and in consideration of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **LARRY DAVIS, Grantor,** quitclaim and convey to **RONALD L. GUNN, Sr., Grantee,** all of my right, title and interest in and to the following described property:

LAND in Davidson County, Tennessee, being Lot No. 580 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, Page 90, Register's Office for said County, to which said Plan reference is hereby made for a complete legal description of said lot.

BEING the same property conveyed to Jerry T. Boyd and Mary Louise Davis [incorrectly identified as his "sister"] by warranty deed from Samuel E. Brown and wife Ruth W. Brown, of record in Book 4550, Page 16, said Register's Office. Jerry T. Boyd and Mary Louise Davis subsequently married; and she became known as Mary Louise Boyd. Jerry T. Boyd died intestate on August 17, 2010, survived by his wife Mary Louise Boyd, his son Reginald Hayden, and his daughter Renee Padgett. Mary Louise Boyd subsequently quitclaimed her interest in said property to Larry Davis by an instrument of record as Instrument 20150406-0029710, said Register's Office. Mary Louise Davis and Mary Louise Boyd were one and the same person.

This is improved property known as 627 Rowan Drive, Nashville, Tennessee 37207.

The preparer makes no representation with respect to any matter of title, survey, tax or public benefit consequences, or the status of any undertaking by which the property is encumbered.

Witness the signature of the Grantor on February 5, 2020.

Larry Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Larry Davis**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 2/5/2020

DANIEL L WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/9/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0- .

Affiant

Sworn to and subscribed before me this date: 2/5/2020

DANIEL L WISCHHOF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/9/2022