Karen Johnson Davidson County
Batch# 399462 DEEDQC
05/13/2020 09:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200513-0049493

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JEFFREY JOSEPH DUNN
TRICIA LYNN HOWE
1614 5TH AVENUE NORTH
NASHVILLE, TN 37208

OWNER (SEND TAX BILLS TO):

JEFFREY JOSEPH DUNN
TRICIA LYNN HOWE
1614 5TH AVENUE NORTH
NASHVILLE, TN 37208

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JEFFREY J. DUNN, TRUSTEE, under the JEFFREY J. DUNN LIVING TRUST dated November 2, 2018 (herein, "Grantor"), whose address is 1614 5th Avenue North, Nashville, TN 37208, hereby bargains, sells, remises, releases, quit claims and conveys to JEFFREY JOSEPH DUNN and TRICIA LYNN HOWE, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 1614 5th Avenue North, Nashville, TN 37208, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1614 5th Avenue North, Nashville, TN 37208

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 20 day of April, 2020.

PIN NO: 082 05 0 058.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

FILE # CDM-TN-109874

GRANTOR:

JEFFREY J. DUNN LIVING TRUST dated November 2, 2018

Trustee

JEFFREY J. DUNN, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JEFFREY J. DUNN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the trustee of JEFFREY J. DUNN LIVING TRUST, and that that the foregoing instrument was executed on behalf of said trust pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2020

[Affix Notary Seal]

TRACEY Y. DIXON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/3/2020

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is 10.00.

Grantee:

Grantee signature: _____
JEFFREY JOSEPH DUNN

Subscribed and sworn to under oath before me, this 20th day of April, 2020 by JEFFREY JOSEPH DUNN.

[Affix Notary Seal]

TRACEY Y. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-3-2020

Grantee:

Grantee signature: _____
TRICIA LYNN HOWE

Subscribed and sworn to under oath before me, this 20th day of April, 2020 by TRICIA LYNN HOWE.

[Affix Notary Seal]

TRACEY Y. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-3-2020

EXHIBIT A

[Legal Description]

BEING THE NORTHERLY 45 FEET OF LOT NO. 94, ON THE PLAN OF D.T. MCGAVOCK'S ADDITION OF 98 LOTS, OF RECORD IN BOOK 21, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID LOT NO. 94 FRONTS 45 FEET ON THE EASTERLY SIDE OF FIFTH AVENUE NORTH, FORMERLY SUMMER STREET AND RUNS BACK BETWEEN PARALLEL LINES, 174 FEET TO AN ALLEY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20181213-0121540 on December 13, 2018.

PIN NO: 082 05 0 058.00

STREET ADDRESS:

1614 5th Avenue North, Nashville, TN 37208

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Perre M. Cabell, 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 Mississippi

County of Hancock

Personally appeared before me, Ken L. Amacker, a notary public for this county and state, Perre M. Cabell 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. 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77893
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY