ADDRESS NEW OWNER:
Christopher Dunn
134 Noel Cove Circle
Hermitage, TN 37076

SEND TAX BILLS:
Christopher Dunn
134 Noel Cove Circle
Hermitage, TN 37076

Tax Parcel ID / APN
086-10-0B-134.00-CO

Karen Johnson Davidson County
Batch# 415422 DEEDQC
06/16/2020 10:04:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200616-0061804

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **PAULA DUNN**, hereinafter referred to as the "Grantor", her heirs and assigns, for and in consideration of the Martial Dissolution Agreement and Final Decree of Divorce entered into between the parties, do hereby bargain, sell, release, remise, quitclaim, and convey unto **CHRISTOPHER DUNN**, hereinafter the "Grantee" individually, his heirs and assigns, all right, title and marital interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 134 on the Plan of Noel Cove Town Homes of record in Plat at Instrument No. 20030924-0141428, in the Registers' Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The same being under the provisions of the Master Deed, Covenants and Restrictions recorded as Instrument No. 20030924-0141428 aforesaid Register's Office.

Being the same property conveyed to Lance Bowie, an unmarried man, and Emily Primeaux, an unmarried woman, by Warranty Deed from Hermitage Developers, Inc., a Tennessee corporation of record in Instrument No. 20051221-0153138, Register's Office for Davidson County, Tennessee, dated August 11, 2005, and recorded on December 21, 2005. (Value of consideration shown in aforementioned deed $160,900) (Said Warranty Deed origin ally recoded in Book 3651, Page 548, Register's Office for Williamson County, Tennessee).

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty Deed from Lance Bowie and Emily Bowie f/k/a Emily Primeaux of record in Instrument No. 20181130-0117133, Register's Office for Davidson County, Tennessee, dated November 28, 2018 and recorded on November 30, 2018. (Value of consideration shown in aforementioned deed $216,500).

200224

Being the same property conveyed to Christopher Dunn and Paula Dunn, husband and wife, from Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty Deed of record in Instrument No. 20190301-0018835, Register's Office for Davidson County, Tennessee, recorded March 1, 2019.

Being also known as 134 Noel Cove Circle, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. 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.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Paula Dunn

PAULA DUNN
Grantor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paula Dunn**, Grantor, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 6th day of April 2020.

DIANA BRADY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-07-2021

Notary Public
My Commission Expires: 9/7/21

200224

STATE OF TENNESSEE
COUNTY OF WILSON

I do hereby swear or affirm that this transfer is pursuant to Marital Dissolution Agreement and Final Decree of Divorce and is therefore exempt under TCA 67-4-409(a) (3) (E).

Christopher Dunn

CHRISTOPHER DUNN, AFFIANT

Subscribed and sworn to before me this 28 day of April 2020

Stacey R Barrett

Notary Public
My Commission Expires: [illegible]

STACEY R. BARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES JANUARY 11, 2022

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889