Karen Johnson Davidson County
Batch# 417496 DEEDQC
06/17/2020 12:40:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200617-0063172

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLEY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

Map/Parcel: 09105001600

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Isabella James, LLC, a Tennessee Limited Liability Company,** does hereby quitclaim and convey unto **Benjamin James Dunkin, unmarried, and Carmyn Isabella Cook, unmarried, as joint tenants with right of survivorship,** all right, title and interest in and to the following real property located in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Moss-Wood Subdivision of record in Book 2663, page 102 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Isabella James, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated January 2, 2020, and filed at Instrument No. 20200106-0001343, Register's Office for Davidson County, Tennessee.

This is improved property known as: 660 James Avenue, Nashville, TN 37209

Witness my/our signature(s) on the date appearing on the notary form.

ISABELLA JAMES, LLC,
a Tennessee Limited Liability Company

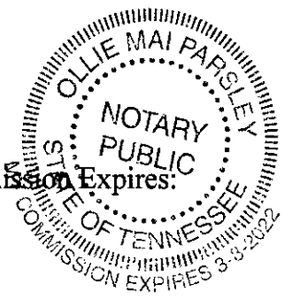
By: Carmyn Cook, Member

Benjamin Dunkin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carmyn Cook and Benjamin Dunkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath , acknowledged themselves to be the Sole Members of ISABELLA JAMES, LLC, the within named bargainor, a Limited Liability Company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by themselves as such Members.

Witness my hand and official seal at office, this 12th day of June, 2020.



My Commission Expires: Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

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

Affiant

Subscribed and sworn to before me this the 12th day of June, 2020.



My Commission Expires: Notary Public

New Owners:
Benjamin Dunkin
Carmyn Cook
515 Basswood Avenue, #E53
Nashville, TN 37209

Send Tax Bills to:
New Owner