Karen Johnson Davidson County
Batch# 422977 DEEDQC
06/22/2020 12:25:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20200622-0066663

QUITCLAIM DEED

MAIL RECORDED DEED TO:

DANIELLE A. DUNN

PHILIP MICHAEL DUNN JR
257 WALLACE ROAD
NASHVILLE, TN 37211

OWNER (SEND TAX BILLS TO):

DANIELLE A. DUNN
PHILIP MICHAEL DUNN JR
257 WALLACE ROAD
NASHVILLE, TN 37211

File #CF-TN-111999

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, DANIELLE A. DUNN, a married woman, who acquired title DANIELLE A. DRAPEAU a single woman, joined by her spouse, PHILIP MICHAEL DUNN JR., and LISA M. DRAPEAU, a single woman (herein, "Grantor"), whose address is 257 Wallace Road, Nashville, TN 37211, hereby bargains, sells, remises, releases, quit claims and conveys to DANIELLE A. DUNN and PHILIP MICHAEL DUNN JR., wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 257 Wallace Road, Nashville, TN 37211, 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: 257 Wallace Road, Nashville, TN 37211

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 23rd day of May, 2020

PIN NO: 148 01 0 002.00

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

GRANTOR:

DANIELLE A. DUNN previously know as DANIELLE A. DRAPEAU

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DANIELLE A. DUNN previously know as DANIELLE A. DRAPEA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of May, 2020

[Affix Notary Seal]

ERIC STEWART
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-17-2024

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

GRANTOR:

Philip Michael Dunn Jr.

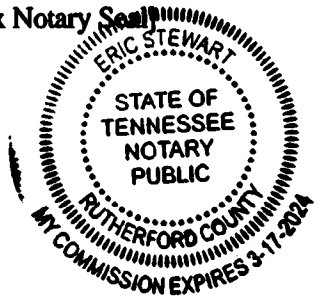
PHILIP MICHAEL DUNN JR.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, PHILIP MICHAEL DUNN JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of May, 2020.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

GRANTOR:

x Lisa M. Drapeau 5/22/2020
LISA M. DRAPEAU

STATE OF Georgia
COUNTY OF Walton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, LISA M. DRAPEAU, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd **day of** May **, 20**20.

[Affix Notary Seal]

ARNOLD KEN-HARDING
NOTARY
EXPIRES
GEORGIA
January 30th 2021
PUBLIC
GWINNETT COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/31/2021

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 172 ON THE PLAN OF HILLBROOK SUBDIVISION, SECTION 3, AS OF RECORD IN BOOK 3300, PAGE 84, AMENDED IN BOOK 3881, PAGE 544, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

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, in Instrument 20151230-0131120 on December 30, 2015.

PIN NO: 148-10-0-002.00

STREET ADDRESS: 257 Wallace Road, Nashville, TN 37211

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.

20-034185 (LB)

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: _____
DANIELLE A. DRAPEAU

Subscribed and sworn to under oath before me, this 23 day of May, 2020 by DANIELLE A. DRAPEAU.

[Affix Notary Seal]

ERIC STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-17-2024

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 03/17/2024

Grantee:

Grantee signature: _____ Jr.
PHILIP MICHAEL DUNN JR.

Subscribed and sworn to under oath before me, this 23 day of May, 2020 by PHILIP MICHAEL DUNN JR.

[Affix Notary Seal]

ERIC STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-17-2024

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 03/17/2024

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 # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY