This instrument prepared by:
TARPY, COX, FLEISHMAN & LEVEILLE, PLLC
1111 N. Northshore Drive, Suite N-290
Knoxville, Tennessee 37919

Karen Johnson Davidson County
Batch# 547365 DEEDQC
01/05/2021 01:22:55 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210105-0001679

**QUITCLAIM DEED**

THIS INDENTURE, made this 13th day of November, 2020, between

**BENJAMIN JAMES DUNKIN, UNMARRIED, AND CARMYN ISABELLA COOK, UNMARRIED**

**First Party, and**

**ISABELLA JAMES, LLC,**

**Second Party.**

WITNESSETH: that said First Party, for and in consideration of the sum of TEN DOLLARS ($10.00) cash and other good and valuable consideration to them in hand paid by Second Party, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell, QUITCLAIM and convey unto the said Second Party the following described premises that is more particularly described on Exhibit A attached hereto.

No boundary survey was made at the time of this conveyance and the legal description is the same as the previous deed of record.

TOGETHER with all the estate, right, title and interest of the First Party therein, with the hereditaments and appurtenances thereto appertaining releasing all claims therein.

In this instrument in every case the plural shall include the singular and vice-versa and each gender the others.

IN WITNESS WHEREOF, this instrument has been executed on the day and year first above written.

**Benjamin James Dunkin**

**Carmyn Isabella Cook**

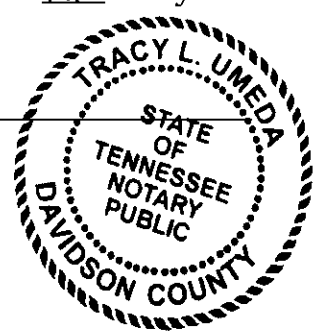
STATE OF TENNESSEE §
COUNTY OF Davidson §

Personally appeared before me the undersigned authority a Notary Public in and for said county and in said state, the within named bargainor, **Benjamin James Dunkin**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

My Commission expires: 10/02/2023

Tracy L Umeda
Notary Public



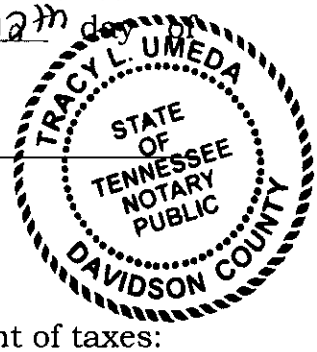

STATE OF TENNESSEE §
COUNTY OF Davidson §

Personally appeared before me the undersigned authority a Notary Public in and for said county and in said state, the within named bargainor, **Carmyn Isabella Cook**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

My Commission expires: 10/02/2023

Tracy L Umeda
Notary Public




Name and address of property owner who is responsible for payment of taxes:

Isabella James, LLC
c/o Carmyn Cook
Apt E 53
515 Basswood Avenue
Nashville, TN 37209

CLT CODE: 091-05-0-016.00
Property Address: 660 James Avenue, Nashville, TN

I hereby swear or affirm that the actual consideration of this transfer is $0.00.

Affiant

Sworn to and subscribed before me
this 12th day of November, 2020.

Notary Public

My Commission expires: 10/02/2023

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**EXHIBIT A**

**Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Moss-Wood Subdivision, of record in Book 2663, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to ISABELLA JAMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, of record in Instrument No. 20200106-0001343, dated January 2, 2020, said Register's Office.**

**Also, being the same property conveyed to BENJAMIN JAMES DUNKIN, UNMARRIED AND CARMYN ISABELLA COOK, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from ISABELLA JAMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated June 12, 2020, of record in Instrument No. 20200617-0063172, said Register's Office.**