Karen Johnson Davidson County
Batch# 567646 DEEDQC
02/03/2021 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210203-0015912

Name and Address of New Owner:
Send Tax Bills To:
Marsheka S. Dunn and Loretha Dunn
3805 Cravath Drive
Nashville, TN 37207

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd., Ste 100
Mt. Juliet, TN 37122

File No. MQ-21-164

Map & Parcel No: 059-15-0-168.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Loretha Dunn, a married woman,** "the Grantor," convey and quitclaim unto **Marsheka S. Dunn, a married woman** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 210 on the Plan of Section 2, Haynes Manor of record in Plat Book 3700, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

THE FOLLOWING INFORMATION IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND NO TITLE INSURANCE COVERAGE WILL BE PROVIDED CONCERNING THE SAME: Being the same property conveyed to Marsheka Dunn, a married woman, and Loretha Dunn, a married woman, by deed dated March 2, 2018, and recorded March 6, 2018, from Pamela Norton Dozier, LaTonya Norton and Michael E. Johnson, Sr., heirs-at-law of Mary Lorenza Johnson Boyd, of record in Instrument Number 20180306-0020970, Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 29th day of January, 2021.

Loretha Dunn (SEAL)
Loretha Dunn

Marsheka S Dunn (Seal)
Marsheka S. Dunn

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Loretha Dunn and Marsheka S. Dunn** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of January, 2021.

ERIC SMITH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 9-18-2023

Notary Public
My commission expires: 9/18/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marsheka S Dunn
(Affiant)

Sworn to and subscribed before me this 29th day of January, 2021.

Notary Public
My commission expires: 9/18/2023

ERIC SMITH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 9-18-2023

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021