Karen Johnson Davidson County
Batch# 591234 DEEDQC
03/12/2021 02:48:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210312-0033454

THIS INSTRUMENT PREPARED BY:

MUSIC CITY ESTATE LAW
1650 Murfreesboro Road, Suite 208
Franklin, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00. This is a transfer to a trust.

Affiant

Subscribed and sworn to before me, this 3rd day of March 2020.

Notary public

My commission Expires: 7/11/2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Tricia L. Dunn Jeffrey J. Dunn 1614 Fifth Avenue North Nashville, TN 37208	Tricia L. Dunn Jeffrey J. Dunn 1614 Fifth Avenue North Nashville, TN 37208	082-05-0-058.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jeffrey Joseph Dunn and Tricia Lynn Dunn, who took title as Tricia Lynn Howe, husband and wife, as tenants by the entireties, the Grantors, do hereby quitclaim, transfer and convey unto Tricia L. Dunn, Trustee of the Tricia L. Dunn Separate Property Trust dated November 11, 2020, a one-half (½) interest, and unto Jeffrey J. Dunn, Trustee of the Jeffrey J. Dunn Living Trust dated November 2, 2018, a one-half (½) interest, in the real property located in Davidson County, State of Tennessee, and more particularly described as follows:

Being the Northerly 45 feet of Lot No. 94, on the plan of D.T. McGavock's Addition of 98 lots, of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 94 fronts 45 feet on the Easterly side of Fifth Avenue North, formerly Summer Street and runs back between parallel lines, 174 feet to an alley.

Being part of the same property conveyed to Jeffrey Joseph Dunn and Tricia Lynn Dunn, who took title as Tricia Lynn Howe, husband and wife, as tenants by the entireties, from Jeffrey J. Dunn, Trustee, under the Jeffrey J. Dunn Living Trust dated November 2, 2018, by deed dated April 20, 2020 and recorded as Document No. 20200513-0049493, Registers Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jeffrey J. Dunn, an unmarried man, and Tricia L. Howe, an unmarried woman, as tenants in common, from Viola P. Miller and Richard F. Miller, II, wife and husband, by deed dated October 26, 2016 and recorded as Document No. 20161101-0115366, Registers Office for Davidson County, Tennessee

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 1614 Fifth Avenue North, Nashville, Tennessee 37208.

Witness my hand this 3rd day of March 2021.

Tricia Lynn Dunn, Grantor

Jeffrey Joseph Dunn, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Jeffrey Joseph Dunn and Tricia Lynn Dunn, Grantors, known by me (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Notary Public
My commission expires: 7-11-2021

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires
July 11, 2021