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THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
Suite 115, 5107 Maryland Way, TN 37027

New Owners:	Send Tax Bills To:	Map & Parcel No:
Edward Brian Dunning And Margaret Simpson Dunning 721 Richfield Drive Nashville, TN 37205	Same	12810011200

Karen Johnson Davidson County
Batch# 798105 DEEDQC
02/01/2022 11:14:06 AM 2 pgs
Fees: $13.00 Taxes: $341.33

20220201-0011498

QUITCLAIM DEED

For and in Consideration of the sum of one and 00/100 ($1.00) Dollar, cash in hand paid, Rebecca Diane Dunning, the Grantor, has this day bargained and sold and hereby conveys, remises, releases and forever quitclaims to Edward Brian Dunning and wife, Margaret Simpson Dunning the real property described as follows:

All that certain parcel of land situated in the County of Davidson, State of Tennessee described as: Being lot No. 210 on the Plan of Stacy Square, Section 3, as of record in Plat Book 4175, page 154, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rebecca Diane Dunning, Edward Brian Dunning and Margaret Simpson Dunning by deed dated August 3, 2012 from Wells Fargo Bank, N.A. recorded in Instrument number 20120828-0077656 in the Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all limitations, restrictions, easements and encumbrances as may affect the premises.

This is improved property known as: 209 Sawyer Brown Court, Nashville, TN 37221.

This property is not now and never has been the marital residence of Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing her signature this 27th day of January, 2022.

Rebecca Diane Dunning
Rebecca Diane Dunning

STATE OF SC)
COUNTY OF Beaufort)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Diane Dunning, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hilton Head, SC, this 27 day of January, 2022.

MARIA QUESADA
Notary Public - State of South Carolina
My Commission Expires May 30, 2028

NOTARY PUBLIC

My commission expires: 05-30-2028

STATE OF SC)
COUNTY OF Beaufort

The actual consideration for this transfer is $92,250.00.

Rebecca Diane Dunning
AFFIANT

Subscribed and sworn to before me this 27 day of January, 2022.

NOTARY PUBLIC

My commission expires: 05-30-2028

MARIA QUESADA
Notary Public - State of South Carolina
My Commission Expires May 30, 2028