Karen Johnson Davidson County
Batch# 816915 DEEDQC
03/07/2022 03:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220307-0025819

21376 BSTN INTC

# QUITCLAIM DEED

**MAIL RECORDED DEED TO:**

~~OLIVIA DUNN~~
KYLE DUNN
8207 SAWYER BROWN ROAD, APT. N2
NASHVILLE, TN 37221

MAIL TO: RAVENSWOOD TITLE COMPANY, LLC 320 W OHIO ST. #3E CHICAGO, IL 60654

**OWNER (SEND TAX BILLS TO):**

OLIVIA DUNN
KYLE DUNN
8207 SAWYER BROWN ROAD, APT. N2
NASHVILLE, TN 37221

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, KYLE DUNN, also known as KYLE TAYLOR DUNN, a married man, joined by his spouse, OLIVIA DUNN (herein, "Grantor"), whose address is 8207 Sawyer Brown Road, Apt. N2, Nashville, TN 37221, hereby bargains, sells, remises, releases, quit claims and conveys to OLIVIA DUNN and KYLE DUNN, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 8207 Sawyer Brown Road, Apt. N2, Nashville, TN 37221, 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: 8207 Sawyer Brown Road, Apt. N2, Nashville, TN 37221

***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.***

[Signatures on next page.]

PIN NO: 142 01 0A 090.00

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

WITNESS my hand and seal this 15th day of FEBRUARY, 2022

**GRANTOR:**

Kyle Dunn, also known as Kyle Taylor Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kyle Dunn, also known as Kyle Taylor Dunn, 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 15th day of FEBRUARY, 2022

[Affix Notary Seal]

DANIEL V. HOFMEISTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/25/2022

**GRANTOR:**

Olivia Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Olivia Dunn, 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 15th day of FEBRUARY, 2022

[Affix Notary Seal]

DANIEL V. HOFMEISTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/25/2022

**OATH OF CONSIDERATION**

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is _____.

**Grantee:**

Grantee signature: _____
Olivia Dunn

Subscribed and sworn to under oath before me, this 15th day of February, 2022 by Olivia Dunn.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/25/2022

[Affix Notary Seal]

DANIEL V. HOFMEISTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Grantee:**

Grantee signature: _____
Kyle Dunn

Subscribed and sworn to under oath before me, this 15th day of February, 2022 by Kyle Dunn.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/25/2022

[Affix Notary Seal]

DANIEL V. HOFMEISTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## EXHIBIT A

[Legal Description]

LYING AND BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING UNIT NO. N-2, TOGETHER WITH THE CARPORT DESIGNATED AS NO. N-2-C, IN RIVER PLANTATIONS, SECTION ONE, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON HIGHWAY 70 SOUTH, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATIONS, SECTION ONE, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 4460, PAGE 59, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 4562, PAGE 474, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY 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, as Instrument No. 20211210-0163939, on December 10, 2021.

**PIN NO:** 142 01 0A 090.00

**STREET ADDRESS:**

8207 Sawyer Brown Road, Apt. N2, Nashville, TN 37221

*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.*

22-064687 (JL)

## True Copy Certification

I, Alex Williams, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/15/2022 (date of document).

Alex Williams
Affiant Signature

2/15/2022
Date

State of ILLINOIS
County of COOK

Sworn to and subscribed before me this 15TH DAY OF FEBRUARY 2022

Joan Lowery
Notary's Signature
MY COMMISSION EXPIRES: 12/28/22
Notary's Seal (if on paper)

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22