PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 821345 **DEEDQC**
03/14/2022 10:33:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220314-0029326

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0092

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Patricia Anne Dunn Living Trust	CapStar Bank	Map: 181010B05500
(NAME) 7271 Sugarloaf Dr	(NAME) 2002 Richard Jones Rd., Ste. 300A	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PATRICIA ANNE DUNN, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHERINE ANN COSTELLO, SUCCESSOR TRUSTEE OF THE PATRICIA ANNE DUNN LIVING TRUST, U/A DATED FEBRUARY 20, 2017,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 138, on the Plan of Section Two, Addition to Sugar Valley, RS10 Cluster Lot Subdivision, of record in Instrument No. 20040622-0073636, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Anne Dunn, as Trustee of The Patricia Anne Dunn Living Trust, U/A dated February 20, 2017, by Quitclaim Deed from Patricia A. Dunn, an unmarried woman, of record in Instrument No. 20200304-0024110, dated February 25, 2020, Register's Office for said County. See also Quitclaim Deed of record in Instrument No. 20190403-0030226, Warranty Deed of record in Instrument No. 20170224-0018483, and Warranty Deed of record in Instrument No. 20161003-0103663, said Register's Office.

This is improved property, known as 7271 Sugarloaf Dr, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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

Witness our hands this 11th day of March, 2022.

Patricia Anne Dunn by Edward Joseph Polchlopek, III, her Attorney-in-Fact

Patricia Anne Dunn by Edward Joseph Polchlopek, III, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Edward Joseph Polchlopek, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Patricia Anne Dunn, as his/her Attorney-in-Fact, as the free act and deed of the within named Patricia Anne Dunn.

Witness my hand and official seal this 11th day of March, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY