THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
David and Kathryn Dunigan
6309 Sweetgum Lane
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 824512 DEEDQC
03/17/2022 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220317-0031419

File No.: 103-2200931-TN

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel
6309 Sweetgum Lane Nashville, TN 37221	6309 Sweetgum Lane Nashville, TN 37221	155 08 0B 012.00

THIS INDENTURE made this **05th** day of **February 2022** between,

David Dunigan and Kathryn Dunigan aka Mary Kathryn Dunigan, husband and wife, First Parties
and
David Dunigan and Mary Kathryn Dunigan, husband and wife, and Michael D. Dunigan, a married man, Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Phase 2, of South Colony at Riverbend, of record in Book 6900, page 271, Register's Office for said County. Said Lot No. 12 fronts 103.06 feet on the broken westerly margin of Sweetgum Lane and extends back 176.98 feet on the northerly line and 156.85 feet on the southwesterly line to a dead line in the rear, measuring 39.77 feet thereon.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Prior instrument recorded on January 5, 2011 in the Register's Office of Davidson County under instrument number 20110105-0001408.

Witness my hand and seal this 5 day of Feb, 2022.

David Dunigan

Kathryn Dunigan aka Mary Kathryn Dunigan

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me this 5 day of Feb, 2022, by David Dunigan and Kathryn Dunigan aka Mary Kathryn Dunigan

Notary Public

Witness my hand and official seal.
My Commission Expires:

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 5 day of Feb, 2022

Notary Public

My Commission Expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Tennessee Certification of Electronic Document

I, **Melonie Hoover**, 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 **February 05, 2022**.

Affiant Signature

February 22, 2022
Date

STATE OF **COLORADO**

COUNTY OF **DENVER**

Sworn to and subscribed before me this **February 22, 2022**,

Notary's Signature

PRISCILLA PEREZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194009314
MY COMMISSION EXPIRES MARCH 7, 2023

MY COMMISSION EXPIRES: **March 07, 2023**