This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18037-CC

Karen Johnson Davidson County
Batch# 877988 DEEDQC
06/27/2022 08:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220627-0072947

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 22 day of June, 2022.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
M&S Homes TN, LLC 1363 East Division Street Mt. Juliet, TN 37122	New Owner	014-00-0-070.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **JUNE HENLEY-DUNBAR AND STEVEN DUNBAR, WIFE AND HUSBAND** ("Grantor") do hereby quitclaim and convey unto **M&S HOMES TN, LLC**, a Tennessee limited liability company ("Grantee"), its successor and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A certain tract or parcel of land situated in the 14th Civil District of Davidson County, State of Tennessee, and described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964, and revised May 31, 1965, as follows:

Beginning at a point 1110.0 feet on the westerly margin of Douglas Road from the northwest corner of Clarksville Highway and Douglas Road; thence North 80 degrees 53 minutes West a distance of 720.0 feet to a point; thence North 2 degrees 00 minutes West 140.0 feet to a point; thence South 81 degrees 30 minutes East 802.0 feet to a point in the westerly margin of Douglas Road; thence along the westerly margin of Douglas Road in a southerly direction a distance of 152.0 feet to the point of beginning. (Affects Parcel – 014-00-0-070.00 & Property address 7147 Douglas Road, Joelton, TN 37080)

For informational purposes only: prior deed references subject property contains 2.5 acres, more or less.

Being a portion of the property conveyed to June Henley-Dunbar and Steven Dunbar, wife and husband, by Warranty Deed from Sergey Yur'evich Dmitriyev and Inna Vladimirovna Dmitriyev, husband and wife, dated October 23, 2021, and recorded November 4, 2021, of record in Instrument Number 20211104-0147499, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **7147 Douglas Road, Joelton, TN 37080**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of June, 2022.

GRANTOR:

June Henley-Dunbar

Steven Dunbar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **June Henley-Dunbar and Steven Dunbar**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21 day of June, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/21/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/21/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 **day of** June, **2** 022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM