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# 886519 DEEDQC
07/08/2022 03:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220708-0079039

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

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 8 day of July, 2022.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
June Henley-Dunbar Steven Dunbar 346 Cocoa Street SE Palm Bay, FL 32909	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, **M&S HOMES TN, LLC,** a Tennessee limited liability company ("Grantor") does hereby quitclaim and convey unto **JUNE HENLEY-DUNBAR AND STEVEN DUNBAR, WIFE AND HUSBAND** ("Grantee"), their heirs 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 the property conveyed to M&S Homes TN, LLC, a Tennessee limited liability company, by Quitclaim Deed from June Henley-Dunbar and Steven Dunbar, wife and husband, dated June 22, 2022, and recorded June 27, 2022, of record in Instrument Number 20220627-0072947, 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 8th day of July, 2022.

GRANTOR:

M&S HOMES TN, LLC,
a Tennessee limited liabilty company

By: _____

Name: Sheryl Rinehart

Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sheryl Rinehart, with whom I am personally acquainted, and who, upon oath, acknowledged him/herself to be a Member of M&S Homes TN, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of M&S Homes TN, LLC, by the said Sheryl Rinehart as Member.

WITNESS my hand and seal at office this 8th day of July, 2022.

LISA VIRDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Notary Public
My Commission expires: 3/12/2024

Certificate of Authenticity

I, Emily Plant, do hereby make oath that I am 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 July 8, 2022

Emily Plant
Affiant Signature

7/8/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of July 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

