Karen Johnson Davidson County
Batch# 904100 DEEDQC
08/16/2022 11:46:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220816-0092754

This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
3703 Sentinel Drive Trust 212 Belclaire Place Nashville, TN 37205	New Owner	10401012500

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged I, **WYNONA DUNCAN DUNN, UNMARRIED,** hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee unto **ROBERT RYAN DUNCAN, TRUSTEE OF THE 3703 SENTINEL DRIVE TRUST,** DATED AUGUST 12TH, 2022 his successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Revised Plan of Valley View Subdivision, Section One, as of record in Book 2331, Page 88, Register's Office for said County.

Said Lot No. 46 fronts 70 feet on the south side of Sentinel Drive and runs back between lines 135.3 feet on the west line along the east margin of an alley, 121.1 feet on the east line to the north right-of-way line of the N.C. & St. L. Railroad Branch on which it measures 41.7 feet.

Being the same property conveyed to Wynona Duncan Dunn, unmarried by Warranty Deed from Caitlin Lauren Bradley of record in Instrument No. 20220812-0092025 **in the Register's Office for Davidson County, Tennessee.**

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

This property was not the marital residence of the grantor herein name.

This improved property known as 3703 Sentinel Drive, Nashville, TN 37209

Witness my hand this 12th day of August, 2022

WYNONA DUNCAN DUNN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Wynona Duncan Dunn, with whom I am personally acquainted and who, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 12th day of August, 2022.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2022.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public