Karen Johnson Davidson County
Batch# 909596 DEEDQC
08/30/2022 08:53:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220830-0097610

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:
2524 Sharondale Drive Trust 212 Belclaire Place Nashville, TN 37205	New Owner	104-14-0-020.00

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, **KACG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 2524 SHARONDALE DRIVE TRUST,** DATED AUGUST 26TH, 2022 his successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 20 and 21 on the Map of Sharondale, as of record in Book 332, page 119, Register's Office for Davidson County, Tennessee, being Lot No. 20 on the revised Map of H. E. Marlin's Subdivision of Lots No. 18 and parts of Lots Nos. 20 and 21 on said Sharondale Plan, not of record, described according to a survey made by Earl Drake, County Surveyor, October 16, 1935, as follows: Beginning on the easterly margin of Sharondale Boulevard, formerly the Old Compton Road, at a point 1761/2 feet northerly from the corner of Lots Nos. 19 and 20 on said recorded map; thence northerly along the easterly margin of said Boulevard, 60 feet to a point; thence north 63 degrees East 161 feet to a stake; thence South 23 1/2 degrees, East 50 feet to a stake; thence South 61 degrees, West 180 feet to the beginning.

Being the same property conveyed to KACG, LLC, a Tennessee limited liability company, by Warranty Deed from Lisha W. Orman, a single person, Carol Jeanee Baird, a married person, recorded on the 11th day of March 2022 of record in Instrument No. 20220311-0028519 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 improved property known as 2524 Sharondale Drive, Nashville, TN 37215

KACG, LLC,
a Tennessee limited liability company

By: Wynona Duncan Dunn, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSONN)

Before me, the undersigned notary public of aforesaid and state, personally appeared Wynona Duncan Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of KACG, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company and that himself as sole member of the limited liability company, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as sole member.

WITNESS my hand, at office, this 26 day of August, 2022.

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 26th day of August, 2022.

Notary Public

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