Karen Johnson Davidson County
Batch# 945283 DEEDQC
11/28/2022 02:41:29 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221128-0124817

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration is $0.00

David M. Dunlap
AFFIANT

Subscribed and sworn to before me this 15th day of November, 2022.

NOTARY PUBLIC
Commission Expires: 3/3/25

ERNIE E. GILKES, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
David M. Dunlap, *et. al.*
8778 Poplar Creek
Nashville, TN 37221

SEND TAX BILLS TO:
Owner

Map/Parcel 15400009200

QUITCLAIM DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **David M. Dunlap, Executor of the Estate of Mary Burton Dunlap ("Grantor")** hereby conveys all of his right title and interest in and to the hereinafter described property to **David M. Dunlap, Cindy MoonRose and Scot H. Dunlap** ("**Grantee**") as Tenants in Common each a 1/3 undivided interest, their heirs, successors and assigns. Said property conveyed herein is described as follows:

See Exhibit A

Being the same property conveyed to Mary B. Dunlap by deed from Johnny H. Dunlap of record in Instrument Nos 20000405-0034497 and 20000405-0034498 Register's Office for Davidson County, Tennessee. Mary B. Dunlap having since devising the property as part of her residuary estate to David M. Dunlap, Cindy MoonRose and Scot Dunlap pursuant to her Last Will & Testament of record in Docket No. 21P86 Probate Court for Davidson County, Tennessee. David M. Dunlap having been named as Executor and the Real Property brought into the Probate Estate by specific provisions contained in the Will.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness our hand this 15 day of November, 2022.

Estate of Mary Burton Dunlap

David M. Dunlap
By: David M. Dunlap
Its: Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared DAVID M. DUNLAP, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence) and who further proved himself to be the Executor of the Estate of Mary Burton Dunlap and, who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 15th day of November, 2022.

Notary Public

My Commission Expires: 3/3/25

ERNIE E. GILKES, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TRACT I

LAND in the 9th Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the center of Poplar Creek Road, being the northwest corner of a 5.00 acre tract of record in Book 5383, Page 308, Register's Office for Davidson County, Tennessee; thence with the western boundary of such 5.00 acre tract south 17° 8' 33" west 558.50 feet to an iron pin; thence with the southerly margin of said 5.00 acre tract south 72° 51' 27" east 369.30 feet to an iron pin in the west line of the Guenther property, of record in Book 4894, Page 434, R.O.D.C.; thence leaving said 5.00 acre tract and with the west line of Guenther south 17° 8' 33" west 360.73 feet to a point; thence leaving the Guenther property north 72° 51' 27" west passing an iron pin at 50 feet, a total distance of 649.45 feet to an iron pin; thence north 17° 8' 33" east 50 feet to a point in the south line of the Dunlap property, of record in Book 5758, Page 942, R.O.D.C.; thence with the southerly and easterly boundaries of the Dunlap property south 72° 51' 27" east 549.45 feet to an iron pin; thence north 17° 8' 33" east 210.73 feet to an iron pin; thence north 72° 51' 27" west 369.30 feet to an iron pin; thence north 17° 8' 33" east 645.94 feet to a point in the center of Poplar Creek Road; thence with the center of said road south 80° 0' 49" east 100.78 feet to the point of beginning, containing 3.641 acres, more or less.

EXHIBIT A

TRACT II

LAND in the 9th Civil District of Davidson County, Tennessee, described more particularly as follows:

Beginning at a point in the center of Poplar Creek Road being 480.78 feet along said center line from the Northwest corner of property owned by Guenther and recorded in Book 4894, page 434, then leaving said road, South 17° 08' 33" West, 645.94 feet to an iron pin, South 72° 51' 27" East, 369.30 feet to an iron pin, South 17° 08' 33" West, 210.73 feet to an iron pin, then with the North line of a 16.75 acre tract, North 72° 51' 27" West, 801.77 feet to an iron pin, then North 16° 04' 51" East, 735.97 feet to the center of Poplar Creek Road, then within said centerline, North 81° 22' 20" East, 65.12 feet, then with a curve to the right, delta of 18° 36' 50", radius of 832.19 feet a distance of 270.36 feet, then South 80° 00' 49" East, 130.34 feet to the beginning; containing 10.00 acres, more or less, as per the survey of May 17, 1979 by Perry A. Chapdelaine.

Being the same property conveyed to Johnny H. Dunlap and Mary B. Dunlap by deed from John G. Talbot of record in Book 5758, page 942, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT OF LAND:

> Being a tract of land shown on property Map 154, Assessor's Office, and lying wholly within the 9th Civil District, Davidson County, Tennessee, bounded in general by Poplar Creek Road on the north, Neal Carter on the west, Charles Sturdivant on the south and Johnny H. and wife, Mary B. Dunlap on the east, more particularly described as follows:
>
> Beginning at an iron pin in Neal Carter's east line, said pin being the northwest corner of Charles Sturdivant; thence leaving Sturdivant and with said line of Carter north 16° 04' 51" east 708.45 feet to a point in the south margin of Poplar Creek Road; thence leaving Carter and with said margin north 81° 22' 20" east 12.39 feet to an iron pin; thence leaving said road margin and with a new line south 06° 05' 29" west 242.72 feet to an iron pin; thence south 04° 41' 13" east 126.76 feet to an iron pin; thence south 08° 27' 03" east 61.23 feet to an iron pin; thence south 32° 52' 06" east 35.92 feet to an iron pin; thence south 28° 22' 38" east 144.18 feet to an iron pin; thence south 16° 04' 51" west 178.53 feet to an iron pin in Charles Sturdivant's north line; thence with said line north 72° 51' 27" west 251.84 feet to the point of beginning, containing 2.093 acres, more or less, and being part of Deed Book 5758, Page 942, Register's Office, according to a survey by Randolph L. Chapdelaine dated 4/16/86.