This instrument prepared by:
D.P. Consulting Services
P.O. Box 100095
Nashville, TN., 37224

Karen Johnson Davidson County
Batch# 975083 DEEDQC
02/28/2023 02:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230228-0014249

QUITCLAIM DEED

ADDRESS NEW OWNER(s):
516 Dunailie Dr Trust
P.O Box 100095
Nashville, TN. 37224

Send Tax Bills to:
NEW OWNER

Exhibit A - Property Description
Legal Reference: 20170320-0026927
Map and Parcel No: 120 09 0 092.00
Lot- 5A56 sec no. 5A
Subdivision: Glengarry Park

Property Address: 516 Dunailie Drive
Nashville, Tn., 37217

Be Known to All Men By These Present, this indenture made this 15th day of June, 2022 That Joseph Derryberry, as GRANTOR and 516 Dunailie Dr Trust, Kathy Derryberry As Trustee Grantee.

WITNESSETH: That the GRANTOR, on behalf of himself or herself, his/her heirs, executors, administrators, successors, representatives and assigns, for and in consideration of the sum of One Dollar, cash in hand paid at or before delivery of this document and other good and valuable consideration, the receipt of all of which is hereby acknowledged has bargained and sold and by this document and does grant, bargain, sell, convey, remise, himself or herself, his/her heirs, executors, administrators, successors, representatives and assigns, all the right, title, interest, claim or demand which Grantor, may have had in and to the following:

Derivation Clause: # 20140912-0083886

Described property: land in Davidson County, Tennessee, being Lot No. 5A56 on the plan of Glengarry Park Subdivision, Section 5A, as of record in Book 3300, page 58, Register of Deeds Office, Davidson County, Tennessee.
Said Lot No. 5A56 fronts 85 feet on the easterly side of Dunailie Drive and runs back between lines 232.5 feet on the northerly side and 237 feet on the southerly side, to a line in the rear on which it measures 85.2 feet thereon.
Address known as: 516 Dunailie Drive, Nashville, TN., 37217
Being the same property conveyed to Joseph Derryberry by Quitclaim Deed from Transfiguration House, Kathy Derryberry, Trustee, dated March, 15, 2017, recorded March 20, 2017, of record in Instrument No. 20170320-0026927, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Transfiguration ouse, by Warranty Deed from Holly Huezo, Trustee of the Dunailie Dr 516 Trust, dated September 12, 2014, recorded September 12, 2014 of record in Instrument No. 20140912-0083887, said Register's Office.

IN WITNESS THEREOF, JOSEPH DERRYBERRY, the said GRANTOR has herewith set his hand and seal, the day and year first above written.

_____,
SIGNATURE OF GRANTOR, JOSEPH DERRYBERRY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Joseph Derryberry Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that Joseph Derryberry Grantor, executed the foregoing instrument for the purpose therein contained. Witness my hand and seal this 15th day of June, 2022.

SEAL: WILLIAM HUEZO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My commission expires: 5/9/2026

EXHIBIT "A"

LEGAL REFERENCE: 20170320-0026927
MAP AND PARCEL NO: 120 09 0 092.00
LOT- 5A56 SEC NO. 5A
SUBDIVISION: GLENGARRY PARK

Certificate of Authenticity

I, Kathy Derryberry, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on June 15, 2022.

Date

Affiant Signature

2/27/2023
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2023.

Notary's Signature

My Commission Expires: 5/9/2026
Date

Notary's Seal (if on paper)

WILLIAM HUEZO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ -0-.

Affiant

Subscribed and sworn before me, this 27th day of February, 2023

Notary

WILLIAM HUEZO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY