Karen Johnson Davidson County
Batch# 996467 DEEDQC
04/26/2023 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230426-0030771

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me this 26 day of April, 2023.

Suanne K Toonk
Notary Public

Affiant

My Commission Expires: 3/25/2026

SUANNE K TOONK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER MY COMMISSION EXPIRES MARCH 25, 2026

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Ben the Builder, LLC PO Box 693 Greenbrier, Tennessee 37073	Same as new owner.	014-00-0-070.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JUNE HENLEY-DUNBAR AND STEVEN DUNBAR, WIFE AND HUSBAND**, by these presents do hereby quitclaim and convey unto **BEN THE BUILDER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, and their successors, heirs, and assigns, all their rights, title and interest in and to the following described tract of land:

A certain tract or parcel of land situated in the 14th Civil District of Davidson County, 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 720.00 feet to a point; thence North 2 degrees 00 minutes West 140.00 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)

Being a portion of the property conveyed to June Henley-Dunbar and Steven Dunbar, wife and husband by Warranty Deed from Sergey Yur'evich Dmitriyev and Inna Vladimirovna Dmitriyev, husband and wife, dated October 23, 2021 and of record in Instrument No. 20211104-0147499 said Register's Office of Davidson County, Tennessee.

Being the same 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 21, 2022 and of record in Instrument No. 20220627-0072947 said Register's Office.

Being the same property conveyed to June Henley-Dunbar and Steven Dunbar, wife and husband by Quitclaim Deed from M&S Homes TN, LLC, a Tennessee Limited Liability Company, dated July 8, 2022 and of record in Instrument No. 20220708-0079039 said Register's Office.

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

Witness my hand this 19th day of April, 2023, the bargaining party, having caused my name to be signed hereto on said day and date.

June Henley-Dunbar

JUNE HENLEY-DUNBAR

STEVEN DUNBAR

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF Florida
COUNTY OF BREVARD

Personally appeared before me, June Henley-Dunbar a Notary Public in and for said County and State, **JUNE HENLEY-DUNBAR**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 3425 Bayside Lakes Blvd Palm Bay FL 32909 Ste 103, this the 19 day of April, 2023.

Elsworth Watson

NOTARY PUBLIC

My Commission Expires: 12/01/2023

Notary Public State of Florida
Elsworth Watson
My Commission GG 935295
Expires 12/01/2023

STATE OF Florida
COUNTY OF BREVARD

Personally appeared before me, Steven Dunbar, a Notary Public in and for said County and State, **STEVEN DUNBAR**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 3425 Bayside Lakes Blvd Palm Bay FL 32909 Ste 103, this the 19 day of April, 2023.

Elsworth Watson

NOTARY PUBLIC

My Commission Expires: 12/01/2023

Notary Public State of Florida
Elsworth Watson
My Commission GG 935295
Expires 12/01/2023

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 4/19/23 [DATE].

AFFIANT SIGNATURE

4/26/2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 26th day of April, 2023.

Notary Signature
My Commission Expires: 3/25/2026
[SEAL]

