Karen Johnson Davidson County
Batch# 1010365 DEEDQC
06/02/2023 08 36 54 AM 3 pgs
Fees: $17 00 Taxes $0 00
20230602-0041617

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this 30th day of May 2023.

Notary public

My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Dunn Property Management, LLC 86 Valley Forge Nashville, TN 37205	Dunn Property Management, LLC 86 Valley Forge Nashville, TN 37205	34-2-29

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Kevin E. Dunn, does hereby quitclaim, transfer and convey unto Dunn Property Management, LLC, a Tennessee limited liability company, all of his right, title and interest in the real property located in Davidson County, Tennessee, and more particularly described as Exhibit "A."

Being the same property conveyed to Kevin E. Dunn, from J.B.W. Family Partnership, a Tennessee Partnership, by Warranty Deed dated July 30, 2014, and recorded on August 4, 2014, as Document No. 20140804-006977 Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 1815 Gallatin Pike, Madison, Tennessee 37115

Witness my hand this 30th day of May, 2023.

Kevin E Dunn, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Kevin E. Dunn, as Grantor, 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, at office, this day, May 30, 2023.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

Justin Gilbert, Notary Public
My commission expires: May 20, 2025

EXHIBIT A

Tract No. 2: BEGINNING at a point on the easterly margin of Gallatin Road, being the southwest corner of the property conveyed to Ervin M. Entrekin, Trustee of record in Book 4558, page 445, Register's Office for Davidson County, Tennessee; thence with Entrekin's southerly line, South 48 deg. 22 min. East 300 feet more or less, to a point at the junction of Entrekin's westerly line; thence with Entrekin's westerly line South 30 deg. 30 min. West 130 feet, more or less to a point at the junction of Entrekin's southerly line; thence with Entrekin's southerly line South 48 deg. 22 min. East to a point in the junction of Entrekin's westerly line; thence with Entrekin's westerly line South 30 deg. 30 min. West 100 feet, more or less to a point in the northerly line in the property conveyed toWilliam K. Beasley, Trustee by James H. Craft and wife, Dorothy M. Craft by deed of record in Book 4286, page 199, the Register's Office of Davidson County, westerly with said line North 48 deg. 22 min. West 400 feet more or less to a point in the easterly margin of Gallatin Road; thence northerly with said road 235 feet, more or less to the point of beginning.