Karen Johnson Davidson County
Batch# 1064186 DEEDQC
10/24/2023 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231024-0083196

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Vanessa Jones, married, formerly known as Vanessa Dunlap, and Antonio Dunlap, unmarried** ("Grantor"), hereby sells, remises, releases, conveys, and quit claims unto **A L Development LLC,** (Grantee), a Tennessee limited liability partnership all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being the northerly 25 feet of Lot No. 264 on the Plan of McGavock, Wetmore and others. First addition to Nashville, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 264 fronts 25 feet on the westerly side of Tenth Avenue North and runs back between parallel lines 150 feet to an alley.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Book 10808, Page 200 in said Register's Office.

This property has never been the principal residence of either of the grantors.

IN TESTIMONY WHEREOF I have executed this instrument the 20th day of **October, 2023.**

Vanessa Jones
Vanessa Jones

Antonio Dunlap
Antonio Dunlap

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Vanessa Jones and Antonio Dunlap,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of **October, 2023.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 20th day of **October, 2023.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: **1525B 10th Ave. N.**
Nashville, TN 37208

TAX PARCEL NO.: **08112029500**

PROPERTY OWNER: **A L Development LLC**
OWNER'S ADDRESS: **P.O. Box 78309**
Nashville, TN 37207

MAIL TAX BILLS TO: **A L Development LLC**
P.O. Box 78309
Nashville, TN 37207

Certificate of Authenticity

I, Holly A. Mason, 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 October 20, 2023.

Affiant Signature

10/20/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of October, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026