QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1089662 DEEDQC
01/09/2024 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240109-0001700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY (and return to):
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Antonio Dunlap	**Same**	
(NAME)	(NAME)	
PO Box 78309	**Same**	**08112029500**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

A L DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

ANTONIO DUNLAP, AN UNMARRIED MAN

HIS HEIRS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, 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, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WO WHICH PLAN REFERENCE IS HEREBY NADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID PART LOT NO. 264 FRONTS 25 FEET ON THE WESTERLY SIDE OF TENTH AVENUE NORTH AND RUNS BACK BETWEEN PPAALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO A L DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED, FROM VANESSA JONES AND ANTONIO DUNLAP, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20231024-0083196, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

***NOTE THAT GRANTEE WILL USE THIS PROEPRTY AS A MARITAL RESIDENCE.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

This is improved property known as: 1525B 10th Ave. N. Nashville, TN 37208.

Witness our hands this the 8th day of January, 2024.

Antonio Dunlap, Sole Member of A L Development, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Antonio Dunlap, in his capacity as Sole Member of A L Development, LLC, 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 in said capacity.

Witness my hand and official seal, this the 8th day of January, 2024.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Emily Manno, 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 **1/8/23**.

Date

Affiant Signature

1/8/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **January**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026