This instrument was prepared by:
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Karen Johnson Davidson County
Batch# 1097744 DEEDQC
02/05/2024 10:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240205-0007826

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Horsepower Realty, LLC 4117 Hillsboro Pike, Suite 103-363 Nashville, TN 37215	[SAME]	04208008500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ("Grantor"), **EARL H. DUNN, JR.** has bargained and sold, and by these presents does hereby quitclaim and convey to **HORSEPOWER REALTY, LLC**, a Tennessee limited liability company ("Grantee"), all of its right, title and interest in the real property being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property..

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to the this 2nd day of ~~January~~ February, 2024.

ANDREW DYLAN COLLIER
NOTARY PUBLIC
TENNESSEE
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: 09/8/2025

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 5th day of ~~January~~ February, 2024.

GRANTOR:

Earl H. Dunn, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Earl H. Dunn, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor ("Grantor"), and that he executed the foregoing instrument for the purposes therein contained, by signing his name as Grantor.

Witness my hand and seal, at Office, as of the 2 day of ~~January~~ February, 2024.

Notary Public

My Commission Expires: 09/8/2025

ANDREW DYLAN COLTER
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

EXHIBIT "A"

LAND in the Second Civil District of Davidson County, Tennessee, being Lot No. 1 on the subdivision plan of the Robert B. Huffine et ux property, of record in Book 6200, page 245, Register's Office for Davidson County, Tennessee, which property is more particularly described as follows:

BEGINNING at a point in the southerly margin of Nesbitt Lane 900 feet, more or less, northwesterly fron1 Gallatin Road; thence, South 5 deg. 00' 55" West 336.5 feet to the northerly boundary line of the Ozburn-Hessey Storage Company property as of record in Book 5795, page 133, Register's Office for Davidson County, Tennessee; thence with said northerly boundary line, North 77 deg. 23' 58" West 173 .1 feet to an iron pin in the easterly margin of a 60-foot private drive; thence with said easterly margin, North 3 deg. 14' 05" East, 288.03 feet; thence northeasterly with a curve to the right, 40.05 feet to the southerly margin of Nesbitt Lane, said curve having a central angle of 91 deg. 46' 50" and a radius of 25.00 feet; thence with said margin of Nesbitt Lane, South 84 deg. 59' 05" East, 155.6 feet to the point of beginning.

Being the same property conveyed to Earl H. Dunn, Jr., by Warranty Deed from E. E. Scruggs and Lousie Scruggs, husband and wife, of record in Book 11640, page 27, Register's Office for Davidson County, Tennessee, dated August 27, 1999, and recorded on August 30, 1999.

Certificate of Authenticity

I, Benjamin H. Southard, 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 February 5, 2024.

Benjamin H. Southard

Date: February 5, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of February, 2024.

Notary's Signature

My Commission Expires: 9/8/2025

Notary's Seal

