Send Tax Statements To:
Rickey E. Dunlap and Michele B. Dunlap
8039 Regency Drive
Nashville, Tennessee 37221

This Instrument Prepared by:
J. Lynn Watson, Attorney at Law
711 Majesty Drive
Murfreesboro, Tennessee 37129

Name and Address of New Owner:
Rickey E. Dunlap and Michele B. Dunlap
8039 Regency Drive
Nashville, Tennessee 37221

From information provided by the parties

Map and Parcel 128 14 0 113.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the purpose of creating a tenancy by the entirety, I, the undersigned, RICK E. DUNLAP, have this day bargained and sold, and do hereby quitclaim and convey unto RICKEY E. DUNLAP and wife, MICHELE B. DUNLAP, as tenants by the entirety, their heirs and assigns, all my right, title, and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, which land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Harpeth Park, Section 3, as of record in Book 4175, Page 14, Register's Office for Davidson County, Tennessee.

Said lot No. 35 fronts 75.84 feet on the northerly margin of Regency Drive and extends back, 202.68 feet on the westerly and 185.83 feet on the easterly line, to a line in the rear, which is a broken line, and on which it measures 132.42 feet.

Being the same property conveyed to Rick E. Dunlap by deed from Brenda F. Ownby dated November 10, 1988 and appearing at Book 7702, Page 215 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, covenants and easements that are applicable to the above described property, and of record, and to all zoning restrictions and regulations of the appropriate governmental body.

Rick E. Dunlap and Rickey E. Dunlap are one and the same person.

This is improved property, known as 8039 Regency Drive, Nashville, Tennessee 37221.

Karen Johnson Davidson County
Batch # 1104941 DEEDQC
02/27/2024 10:53:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240227-0013203

WITNESS MY HAND, this the 21st day of February, 2024.

Rick E. Dunlap
RICK E. DUNLAP

STATE OF TENNESSEE)
)ss
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said state and county, RICK E. DUNLAP, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL in Rutherford County, Tennessee, this the 21st day of February, 2024.

J. LYNN WATSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 5/18/2024

STATE OF TENNESSEE)
)ss
COUNTY OF RUTHERFORD)

The actual consideration for this transfer is $ 0.00. This transfer is between spouses to create a tenancy by the entirety and is exempt from transfer tax pursuant to Tenn. Code Annotated § 67-4-409(a)(1)(C)(i).

Rick E. Dunlap
AFFIANT

Sworn to and subscribed before me, this 21st day of February, 2024.

J. LYNN WATSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 5/18/2024