Karen Johnson Davidson County
Batch # 1118984 DEEDQC
04/04/2024 10:41:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240404-0023875

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF TN)
COUNTY OF DAVIDSON)

The actual ~~consideration~~ for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 3 day of April 2024.

Notary Public

My Commission Expires: [illegible]

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 08, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vikki L. Dunbar and Bret Hartman 4015 Murray Place Nashville, TN 37216	New Owner	061 16 0 216.00

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, **Vikki L. Dunbar, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Vikki L. Dunbar and Bret Hartman, both unmarried as joint tenants with right of survivorship,** their heirs and assigns, all of her rights, title and interest in the real property in the County of DAVIDSON, State of Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being part of Lots 56, 58, & 60, Kennedy and Graves Subdivision of Blocks C and D. Monte Vista, of record in Book 843, Page 14, Register's Office for Davidson County, Tennessee.

SAID part of Lots front the northwesterly margin of Murray Place 93.00 feet and runs back between line which measure 299.10 feet on the northerly side line, and 241.00 feet on the southerly side line to a line in the rear on which it measures 82.50 feet thereon.

Being the same property conveyed to Vikki L. Dunbar by Quitclaim Deed from Edward Leo Dunbar, III recorded February 23rd, 2004 in Instrument No. 20040223-0020494, Register's Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3 day of April 2024.

Vikki L. Dunbar

STATE OF TN.)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Vikki L. Dunbar,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of April 2024.

Notary Public
My Commission Expires: _____

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025