Karen Johnson Davidson County
Batch# 1124812 DEEDQC
04/19/2024 09:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240419-0028047

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Rita Dunbar-Berry 5328 Flagstone Drive Antioch, TN 37013	New Owner	176 02 0 027.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **RITA DUNBAR, F/K/A RITA DUNBAR-BERRY, A SINGLE WOMAN**, by these presents does hereby quitclaim and convey unto **RITA DUNBAR, A SINGLE WOMAN, AND SHANICE R. SIMPSON, A SINGLE WOMAN**, their heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Section 15 Peppertree Forest of record in Plat Book 7900, Page 574, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George A. Berry and wife Rita D. Berry by Warranty Deed from William D. Denham and wife, Nancy L. Denham of record in Instrument No. 20010228-0018281 Register's Office for Davidson County, Tennessee, dated February 23, 2001 and recorded on February 28, 2001.

Being the same property conveyed to Rita Dunbar-Berry, a married woman by Quitclaim Deed from George A. Berry and wife, Rita Dunbar-Berry also known as Rita D. Berry of record in Instrument No. 20091022-0097765 Register's Office for Davidson County, Tennessee, dated October 10, 2009 and recorded on October 22, 2009.

This is Improved Property which has the address of 5328 Flagstone Drive, Antioch, TN 37013.

The above tract is subject to all easements, restrictions, covenants of record, and to the findings of a title report.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 11 day of April 2024.

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11th day of April 2024.

Rita Dunbar

Rita Dunbar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rita Dunbar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of April 2024.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 11, 2024** (date of document).

Affiant Signature

April 18, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 18th day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25