Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Dunagan Family Trust dated February 28, 2024 2306 10th Avenue South Nashville, TN 37204	**105 13 0 378.00**	**Sa**

Karen Johnson
Batch # 1144422
06/07/2024 08:09:43 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240607-0042633

This instrument prepared by: Carter Shelton Jon
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Joseph C. Dunagan and Malissa Ann Dunagan, as Tenants by the Entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The Dunagan Family Trust dated February 28, 2024** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **2306 10th Avenue South, Nashville, TN 37204.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 29th day of March, 2024.

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC BRETT CARTER

Notary Public
My Commission Expires: 11/2/2026

PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 28 day of March, 2024.

Joseph C. Dunagan

Malissa Dunagan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28 day of March, 2024.

Notary Public

My Commission Expires:
1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of a lot marked "Jacob Schmidt" 9 acres, W. L. B. Lawrence land of record in Book 21, Page 148, Register's Office for Davidson County, Tennessee, and described according to a survey by John Kohl dated January 23, 1978, as follows: Beginning at a point in the East margin of 10th Avenue South, at a point 150 feet South of the South margin of Waldkirch Avenue; thence Easterly 126 feet to a point in the West margin of a 10-foot alley; thence with the margin of said alley, Southerly 44 feet to a point; thence Westerly 126 feet to a point in the East margin of 10th Avenue South; thence with the margin of the same, Northerly 44 feet to the point of beginning.

BEING the same property conveyed to Joseph C. Dunagan and Malissa Ann Dunagan, as Tenants by the Entirety, by deed of record as Instrument Number 20240607-0042632, in the Register's Office for Davidson County, Tennessee.