Karen Johnson Davidson County
Batch# 1158267 DEEDQC
07/15/2024 12:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240715-0053059

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. RYAN J. ALSPAUGH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON Affiant Sworn to and subscribed before me this 11th day of July, 2024. Notary Public My Commission Expires: 9/20/25 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

QUITCLAIM DEED

THIS INDENTURE, made this 11th day of July, 2024, among:

MARK DANIEL DUNLAP, UNMARRIED MAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MARK D. DUNLAP, TRUSTEE OF THE MARK D. DUNLAP REVOCABLE LIVING TRUST DATED MAY 28, 2020,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

BEING Unit No. B, 5820 Morrow Road Townhouses, as established under Master Deed of record in Instrument Number 20130624-0064379, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Mark Daniel Dunlap, unmarried man, by Warranty Deed from Dennis R. Travers, Jr. and Britni Larcinese Travers, husband and wife dated July 29, 2020, and recorded August 6, 2020, in Instrument No. 20200806-0087601, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 5820 Morrow Road, Unit B, Nashville, TN 37209.

THIS DEED has been prepared solely upon information furnished by **Mark Daniel Dunlap, unmarried man.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

MARK DANIEL DUNLAP

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Mark Daniel Dunlap**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of July, 2024.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25



Owner Name & Property Address:

Mark D. Dunlap, Trustee
Mark D. Dunlap Revocable Living Trust dated May 28, 2020
5820 Morrow Road, Unit B
Nashville, TN 37209

Responsible Party For Taxes:

Mark D. Dunlap, Trustee
Mark D. Dunlap Revocable Living Trust dated May 28, 2020
5820 Morrow Road, Unit B
Nashville, TN 37209

Tax Map and Parcel: 091-06-0G-002.00-CO

Certificate of Authenticity

I, Trent Linville, 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 7-11-2024.

Date

T Linville

Affiant Signature

7-11-2024

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 11th day of July, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

