Prepared by and Return to:
Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

Karen Johnson
Batch # 1161298
07/24/2024 01:35:33 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240724-0055906

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Troubadour Properties Partners, a North Carolina General Partnership	**SAME**	**072 08 0 041.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, DUNN INVESTMENT GROUP, LLC, a North Carolina limited liability company, (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto TROUBADOUR PROPERTIES PARTNERS, a North Carolina general partnership, (hereinafter referred to as "Grantee"), all of its right, title, and interest in and to the following described property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 28 of Block "A" on the Plan of Inglewood Golf Club Estates, as of record in Book 843, Page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Dunn Investment Group, LLC, a North Carolina Limited Liability Company, by deed from Roger P. Jokela, unmarried, of record in Instrument No. 20220809-0090604, dated August 8, 2022, Register's Office for Davidson County, Tennessee.

This is improved property known as 1511 McGavock Pike, Nashville, Tennessee 37216.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor and the draftsman assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 12th day of July, 2024.

DUNN INVESTMENT GROUP, LLC

By: Ernest J. Alphin
Ernest J. Alphin, Member

By: Teresa M. Alphin
Teresa M. Alphin, Member

STATE OF North Carolina)
COUNTY OF Harnett)

Personally appeared before me, Carolyn L. Wilson, a Notary Public of this County, Ernest J. Alphin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as a Member of Dunn Investment Group, LLC, a North Carolina limited liability company, executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 12th day of July, 2024.

CAROLYN L. WILSON NOTARY PUBLIC HARNETT COUNTY, NC

Carolyn L. Wilson
Notary Public
My Commission Expires: 3-26-2027

STATE OF North Carolina)
COUNTY OF Harnett)

Personally appeared before me, Carolyn L. Wilson, a Notary Public of this County, Teresa M. Alphin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as a Member of Dunn Investment Group, LLC, a North Carolina limited liability company, executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 12th day of July, 2024.

CAROLYN L. WILSON NOTARY PUBLIC HARNETT COUNTY, NC

Carolyn L. Wilson
Notary Public
My Commission Expires: 3-26-2027

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(1)(D) OF THE TENNESSEE CODE ANNOTATED.

Troubadour Properties Partners, Grantee
By: Teresa M. Ogden
Its: Managing Partner

Sworn and subscribed to before me this 2nd **day of** July, **2024.**

My Commission Expires: 3-26-2027

Carolyn L. Wilson
Notary Public

CAROLYN L. WILSON NOTARY PUBLIC HARNETT COUNTY, NC