PREPARED BY: RETURN
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1172162 DEEDQC
08/20/2024 09:49:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240820-0063676

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Dunn Properties, LLC 512 Landmark Court Nashville, TN 37211	New Owner	136-12-0E-308.00-CO

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Caleb Dunn, a single man,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Dunn Properties, LLC, a Tennessee Limited Liability Company,** all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 308, on the Plan of Phase Two, Nashboro Village, Tract #21 of record in Book 4660, page 159, as amended by Instrument Number 20050222-0018814 and as now included in the Horizontal Property Regime, Private Element, Nashboro – Fairway Point, as recorded in the Register's office for Davidson County, Tennessee.
>
> Being the same property conveyed to Caleb Dunn, a single man, by Warranty Deed from Jessica Ashley, married, of record in Instrument No. 20210922-0127203, Register's Office, Davidson County, Tennessee.

This is improved property known as **2612 Nashboro Blvd., Nashville, TN 37217.**

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

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, the GRANTOR has hereunder set his hand this 19th day of August, 2024.

GRANTOR:

Caleb Dunn

Caleb Dunn

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Caleb Dunn,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 19th day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY