Quitclaim Deed

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

State of Tennessee
County of Davidson

The actual consideration for this transfer is -$0-.

Affiant

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

Notary Public
My Commission Expires: 6/4/2027

Karen Johnson
Batch # 1173318
08/22/2024 03:22:02 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240822-0064707

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
2109 14th Avenue North, LLC 677 Bristol Creek Drive Nashville, TN 37221	NEW OWNER	081-07-0-048.00

KNOW ALL MEN BY THESE PRESENTS that **Leonard Gunn Jr. and Wife Dorothy Gunn, husband and wife** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **2109 14th Avenue North, LLC, and Tennessee Limited Liability Company,** their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

In Davidson County, State of Tennessee:

Being Lot No. 34 on the Subdivision of Lots Nos. 21 and 30 of Owen's Buena Vista Plan of Lots, as recorded in Book 57, page 26. Register's office, Davidson County, Tennessee.

Said Lot No. 34 fronts 50 feet on the westerly side of 14TH Avenue, North, formerly Nance Street, and runs back between parallel lines, 148 feet to an alley.

Being the same property conveyed to L.J. Gunn and Wife, Emma O. Gunn, by warranty Deed from Earl Murrel and wife, Alberta Murrell of record in Book 3956, page 98, Register's Office, Davidson County, Tennessee; the said L.J. Gunn having died intestate on September 13, 1977.

Emma Mae Gunn died on April 29, 2020. Her last will has been administered in the Probate Court for Williamson County, Tennessee, Case No. 21PR-11467. This conveyance is being made to convey any interest of the Estate of Emma Mae Gunn in the subject real property to her son, Leonard Gunn, Jr. per Item 3 of the Will of Emma Mae Gunn which provided that all real property owned at the time of the decedent's death be devised and bequeathed to her son, Leonard Gunn, Jr.

This is improved real property located at 2109 14th Avenue North, Nashville, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters f public record.

Grantors covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors has caused this Warranty Deed to be executed on the 19th day of August, 2024

_____(SEAL)
Leonard Gunn Jr.

_____(SEAL)
Dorothy Gunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2024, before me personally appeared Leonard Gunn Jr. and Dorothy Gunn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

_____
Notary Signature
My commission expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson