This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1175383 DEEDQC
08/29/2024 02:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240829-0066612

QUITCLAIM DEED

Address New Owners:
Damon Whiteside and
Craig Dunn
948 B Clayton Ave.
Nashville, TN 37204

Send Tax Bills To:
same

Map/Parcel Number:
118 05 0K 002.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Damon Whiteside and Craig Dunn (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Damon Whiteside, and spouse, Craig Dunn, (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit 9488, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 948 Clayton, a Horizontal Property Regime with Private Elements of record at Instrument No. 20130918-0098070, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Damon Whiteside, a single man, and Craig Dunn, a single man as tenants in common with right of survivorship, by Warranty Deed from J. Miller Enterprises, LLC, a Tennessee Limited Liability Company, dated April 8, 2016, of record at Instrument No. 20160412-0035080, in the Register's Office of Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 948 B Clayton Avenue, Nashville, Tennessee 37204.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The purpose of this conveyance is to vest title to the Property to Damon Whiteside, and spouse, Craig Dunn, as tenants by the entirety, pursuant to T.C.A §66-1-109.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 29th day of August, 2024.

Damon Whiteside, Grantor

Craig Dunn, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Damon Whiteside, Grantor, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 29th day of August, 2024.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Craig Dunn, Grantor, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 29th day of August, 2024.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(i).

Craig Dunn, Affiant

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

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 August 29, 2024 (date of document).

Carolyn S. Wenzel

August 29, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29 day of August, 2024.

Notary Public

My Commission Expires: 10/4/27

