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

Karen Johnson Davidson County
Batch# 1175394 DEEDQC
08/29/2024 02:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240829-0066628

QUITCLAIM DEED

Address New Owners:
Craig Dunn and
Damon Whiteside
117 Stonecrest DR
Nashville, TN 37209

Send Tax Bills To:
same

Map/Parcel Number:
114 12 0A 009.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Craig A. Dunn (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Craig A. Dunn and spouse, Damon Whiteside, (the "Grantees"), 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 in Davidson County, Tennessee, Being Lot No. 9 on the Plan of Stoneridge Townhomes Phase 1, as shown on plat of record in Exhibit B of Instrument No. 20060721-0088352, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Craig A. Dunn, an unmarried man, by Special Warranty Deed from Marquis Homes, LLC, a limited liability company, dated May 25, 2007, of record at Instrument No. 20070530-0064118 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 117 Stonecrest Drive, Nashville, Tennessee 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including: (i) Restrictions, dedications, conditions, reservations, easements and other matters shown of the Plat of STONERIDGE, PHASE 1, as recorded in Exhibit B of record in Instrument No. 20050525-0059119; (ii) Restrictive Covenants of record in Instrument Number 20050421-0044398 and Instrument Number 20060721-0088352, Register's Office for Davidson County, Tennessee; (iii) Easement in favor of Tennessee Electric Power Company as of record in Book 787, Page 3, Register's Office for Davidson County, Tennessee; (iv) Easement as of record in Instrument Number 20050510-0052716, Register's Office for Davidson County, Tennessee; and (v) Storm Water Detention Agreement as of record in Instrument Number 20050804-0091479, Register's Office for Davidson County, Tennessee.

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

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

Craig A. Dunn, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Craig A. 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 A. 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

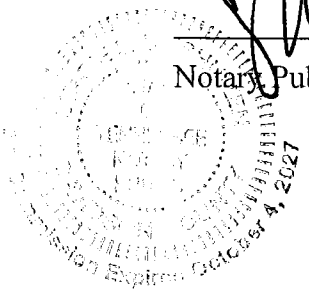
August 29, 2024
Date

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



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