Karen Johnson Davidson County
Batch# 1191083 DEEDQC
10/08/2024 01:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241008-0078135

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Denise P. Dunbar, Trustee 1214 Strawberry Cove Nashville, TN 37207	Same	050 03 0B 054.00

Quitclaim Deed to Trustee

Grantor: Michael J. Dunbar and his wife, Denise P. Dunbar
Grantee: Denise P. Dunbar, Trustee of the Revocable Trust of Michael J. Dunbar and Denise P. Dunbar, dated June 28, 2024.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 54 on the Plan of Mulberry Downs, Phase 1, of record in Plat Book 7900, Pages 84, 85, 86, 87 and 88, said Register's Office.

SAID Lot No. 54 fronts 27.15 feet on the northerly margin of Strawberry Cove and extends back 104.27 feet on the westerly line and 114.93 feet on the easterly line to a dead line in the rear measuring 86.21 feet thereon.

Being the same property conveyed to Michael J. Dunbar and his wife, Denise P. Dunbar by deed from Phillips Builders, Inc., of record in Book 8249, Page 259, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1214 Strawberry Cove, Nashville, TN 37207.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Michael J. Dunbar, Grantor

Denise P. Dunbar, Grantor

State of Tennessee
County of Davidson

On October 1, 2024, before me personally appeared Michael J. Dunbar, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 04.22.2026

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

On October 1, 2024, before me personally appeared Denise P. Dunbar, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 04.22.202

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Denise P. Dunbar, Trustee
Grantee

Sworn to and subscribed before me on October 1, 2024.

Notary Public
My commission expires: 04.22.2026

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am 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 October 1, 2024.

H. Campbell
Signature

10/1/24
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on October 1, 2024.

Debra Y. King
Notary's Signature
My Commission Expires: 04.22.2026

