Karen Johnson
Batch # 1192760
10/11/2024 10:29:51 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241011-0078984

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Tayla Dunn and Clare Dunn 224 Cross Timbers Drive Nashville, TN 37221	New Owner	142 02 0 210.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee(s), the receipt of which is hereby acknowledged, I, **Tayla Dunn,** the **Grantor** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Tayla Dunn, a married person, and Clare Dunn, an unmarried person, as joint tenants with right of survivorship,** the **Grantees** herein, their successors and assigns, all of my right, title, and interest in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 235 on the Plan of Cross Timbers, Section 5, of record in Plat Book 4175, Page 115, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Tayla Dunn by Warranty Deed from Melony Elaine McKinnis and Charles Michael McKinnis of record in Instrument No. 20150618-0058138, Register's Office for Davidson County, Tennessee, dated February 6, 2015 and recorded on June 18, 2015.

**Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.*

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantors. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is improved real property with a mailing address of: 224 Cross Timbers Drive, Nashville, TN 37221.

[SIGNATURE LINE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 3rd day of October, 2024.

Tayla Dunn

STATE OF Oklahoma)
COUNTY OF Woodward)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tayla Dunn,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of October, 2024.

Notary Public

RYLEE KLINE NOTARY PUBLIC # 18006171 EXP: 6-19-26 IN AND FOR WOODWARD COUNTY STATE OF OKLAHOMA

My Commission Expires: 6-19-26

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 3 day of October, 2024.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028