THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO: **MUSIC CITY ESTATE LAW** **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $10.00. Affiant Subscribed and sworn to before me, this 20th day of September 2023. Notary public My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner: Dunn Property Management, LLC 86 Valley Forge Nashville, TN 37205	Send Tax Bills to: Dunn Property Management, LLC 86 Valley Forge Nashville, TN 37205	Map-Parcel #: Map: 163 Parcel: 159

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Kevin E. Dunn, unmarried, does hereby quitclaim, transfer and convey unto Dunn Property Management, LLC, a Tennessee limited liability company, all of his right, title and interest in the real property located in Davidson County, Tennessee, and more particularly described as Exhibit "A."

Being the same property conveyed to Kevin E. Dunn, unmarried, from Christina Jean Dunn, unmarried, by Quitclaim Deed dated May 22, 2009, and recorded on June 15, 2009, as Document No. 20090615-0055165, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 5177 Hickory Hollow Parkway, Antioch, Tennessee 37013

Karen Johnson Davidson County
Batch # 1199533 DEEDQC
10/31/2024 12:50:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241031-0084416

Witness my hand this 20th day of September 2023.

Kevin E. Dunn, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Kevin E. Dunn, as Grantor, 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, at office, this day, September 20, 2023.

[Seal]



Justin Gilbert, Notary Public
My commission expires: May 20, 2025

EXHIBIT A

LAND LYING IN THE 29TH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE AND BEING FURTHER DESCRIBED ACCORDING TO A SURVEY BY SANDERS SURVEYING, DATED AUGUST 14, 1995 AS FOLLOWS:

BEGINNING AT AN OLD IRON PIN IN THE SOUTHERLY MARGIN OF HICKORY HOLLOW PARKWAY, SAID PIN BEING THE NORTHWESTERLY CORNER OF THE TIRE AND AUTO HOLDINGS, INC. PROPERTY OF RECORD IN DEED BOOK 8206, PAGE 382, R.OD.C., TN, AND ALSO BEING N 70 DEGREES 24 MINUTES 32 SECONDS WEST A DISTANCE OF 1,785.6 FEET FROM THE INTERSECTION OF THE CENTERLINES OF SAID ROAD AND BELL ROAD:

THENCE LEAVING THE MARGIN OF SAID ROAD, AND WITH THE LINE OF TIRE AND AUTO HOLDINGS, INC., SOUTH 32 DEGREES 23 MINUTES 17 SECONDS WEST A DISTANCE OF 199.45 FEET TO AN OLD IRON PIN IN THE NORTHERLY RIGHT-OF-WAY OF CSX RAILROAD;

THENCE LEAVING THE LINE OF TIRE AND AUTO HOLDINGS, INC., AND WITH THE RAILROAD RIGHT-OF-WAY, N 57 DEGREES 55 MINUTES 57 SECONDS W, A DISTANCE OF 364.48 FEET TO A NEW IRON PIN, SAID PIN BEING THE SOUTHEASTERLY CORNER OF THE W.P. HUTCHERSON PROPERTY OF RECORD IN DEED BOOK 8207 PAGE 190, R.O.D.C., TN.

THENCE LEAVING THE RAILROAD RIGHT OF WAY, AND WITH HUTCHERSON'S LINE, N 34 DEGREES 43 MINUTES 33 SECONDS E, A DISTANCE OF 188.89 FEET TO AN OLD IRON PIN IN THE SOUTHERLY MARGIN OF HICKORY HOLLOW PARKWAY, SAID PIN BEING HUTCHERSON'S NORTHEASTERLY CORNER;

THENCE LEAVING HUTCHERSON'S LINE AND WITH THE MARGIN OF SAID ROAD, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1,298.462 FEET, A DELTA ANGLE OF 07 DEGREES 43 MINUTES 33 SECONDS A TANGENT OF 87.675 FEET, A CHORD BEING 174.952 FEET WITH A BEARING OF S 61 DEGREES 37 MINUTES 46 SECONDS E, A LENGTH OF 175.085 FEET TO AN OLD IRON PIN;

THENCE CONTINUING WITH THE MARGIN OF SAID ROAD, S 57 DEGREES 46 MINUTES 84 SECONDS E, A DISTANCE OF 192.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.638 ACRES, PER SURVEY BY SANDERS SURVEYING, DATED AUGUST 14, 1995.