PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1201031 DEEDQC
11/04/2024 10:10:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241104-0085398

QUITCLAIM DEED

ADDRESS NEW OWNER:
Dunn Properties, LLC
512 Landmark Court
Nashville, TN 37211

SEND TAX BILLS TO:
~~New Owner~~
Dunn Properties, LLC
604 Dunston Dr
Nashville, TN 37211

MAP & PARCEL NO:
147-11-OC066.00-CO

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Caleb Dunn, a single man,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Dunn Properties, LLC, a Tennessee Limited Liability Company,** all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

A certain Townhouse located in Davidson County, Tennessee, being Unit No. 6 of Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617 and Instrument No. 20080305-0022273, and further amended and restated in Instrument No. 20081230-0123435 and Instrument No. 20110930-0075885, which reference to Unit Site Layout Plat attached as Exhibit(s) to said Declaration and amendments is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in the Common Elements as set forth in said Declaration, as amended.

Being the same property conveyed to Caleb Dunn, an unmarried man, by Warranty Deed from Christopher Beachy, unmarried, of record in Instrument No. 20170831-0089782, Register's Office, Davidson County, Tennessee.

This is improved property known as **512 Landmark Court, Nashville, TN 37211.**

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

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 1st day of November, 2024.

GRANTOR:

Caleb Dunn
Caleb Dunn

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Caleb Dunn,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2024.

Kristen Jacoby
NOTARY PUBLIC

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/19/2028

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 1st day of November, 2024.

Kristen Jacoby
NOTARY PUBLIC

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/19/2028