Karen Johnson Davidson County
Batch# 1215515 DEEDQC
12/12/2024 11:02:30 AM 5 pgs
Fees: $28.00 Taxes: $1,221.55
20241212-0096567

Recordation Requested By/Return to:
EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908
File No. TNP24-487900

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
PERRY DUNKLING	PERRY DUNKLING	091 06 0M 091.00
114 WEST MILL DRIVE NASHVILLE, TN 37209	114 WEST MILL DRIVE NASHVILLE, TN 37209	

Executed this 26th day of November 20 24 .

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **TERRA SEXTON, AN UNMARRIED WOMAN AND PERRY DUNKLING, AN UNMARRIED WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **PERRY DUNKLING, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 91 on the Plan of West Mill Townhomes, a Horizontal Property Regime With Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime With Private Elements of record in Instrument No. 20141223-0117663, and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193 and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C", to the Declaration of Covenants, of record in Instrument No. 20141223-0117663, and Supplementals in Instrument No. 20150424-0036748 and Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same premises conveyed to TERRA SEXTON, AN UNMARRIED WOMAN AND PERRY DUNKLING, AN UNMARRIED WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP from BROOKS DANIEL RICHARDSON, A MARRIED MAN by Deed dated 05/02/2022, and recorded on 05/20/2022, as Instrument No., 20220520-0058416, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 114 WEST MILL DRIVE, NASHVILLE, TN 37209
This instrument was prepared without the benefit of a title examination.

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

Witness my hand this 26th day of November, 20 24.

TERRA SEXTON

PERRY DUNKLING

STATE OF Florida

COUNTY OF Orange

Before me, Maritza Otero Diaz of the state and county mentioned, personally appeared **TERRA SEXTON AND ~~PERRY DUNKLING,~~** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Maritza Otero Diaz
State of Florida - Notary Public
Commission # HH 300112
My Commission Expires Aug.11, 2026

Notary Public
Printed Name: Maritza Otero Diaz
My Commission Expires: Aug. 11. 2026

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

Witness my hand this 26th day of November, 20 24.

TERRA SEXTON

PERRY DUNKLING

STATE OF Tennessee

COUNTY OF Davidson

Before me, Tressie M. Lewis, Notary Public of the state and county mentioned, personally appeared ~~**TERRA SEXTON**~~ **AND PERRY DUNKLING,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Notary Public
Printed Name: Tressie M Lewis
My Commission Expires: 01/06/2025

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $330,149.45

Affiant

Subscribed and sworn to before me this the 26th day of November, 2024.

Notary Public
My commission expires: 01/06/2025

(seal)

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Tara Roche, do 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 11/26/2024.

Tara Roche
Affiant Signature

12/12/24
Date

State of Rhode Island
County of Providence

Sworn to and subscribed before me this 12th day of December, 20 24.

Katerina Rodriguez
Notary's Signature

KATERINA RODRIGUEZ
Notary Public-State of Rhode Island
ID# 768795
My Commission Expires
May 25, 2026

My Commission Expires: May 25, 2026
Date

Notary's Seal (if on paper)