Karen Johnson
Batch # 1223323
01/06/2025 12:18:28 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250106-0000972

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 MICHAEL D. DUNN, AFFIANT Subscribed and sworn to before me, this 27 day of December 2024. NOTARY PUBLIC My Commission Expires: 01-04-2027

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MADRI, LLC 1925 Capers Avenue Nashville, TN 37212	Everbank Serviced by Loancare ATTN: Tax Department P.O. Box 9241 Coppell, TX 75019-9278	Map and Parcel No.: 104-08-0F-008.00 and 104-08-0F-006.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Michael D. Dunn, ("Grantor") do hereby quitclaim, transfer and convey unto Madri, LLC, a Tennessee Limited Liability Company, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1925 & 1929 Capers Avenue, Nashville, TN 37212, and more particularly described as follows:

BEING Units No. 6 (1929) and 8 (1925) on the Plan of Old Town Condominiums, as shown on the Master Deed of record in Book 6625, Page 891, and re-recorded in Book 6639, page 116, as amended, in the Register's Office for Davidson County, Tennessee, including an undivided interest in the common elements set forth in said Master Deed.

Being the same property conveyed to Michael D. Dunn, a married man, from Foxhedge Realty, LLC, a Tennessee Limited Liability Company, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20180605-0053723.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 27 day of December 2024.

Michael D. Dunn, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Michael D. Dunn**, the 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 and official seal at office, this 27 day of December 2024.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027