Karen Johnson
Batch # 1277173
05/23/2025 10 47 35 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250523-0040796

Return to and
Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 16 day of May, 2025

Notary Public
My commission expires 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, OR ANY TAX RAMIFICATIONS FROM SUCH CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner	Send Tax Bills to	Tax Information
Ruby Carolyn Dunn 905 Kable Circle Nashville, TN 37211	New Owner	172 15 0A 120 00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Jonathan Scott Dunn, unmarried,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **Ruby Carolyn Dunn, widow,** hereinafter Grantee, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit

Land in Davidson County, Tennessee, being Lot No. 98, on the Plan of Holt Woods, Section 8, of record in Book 9700, Page 96, Register's Office for said County, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jonathan Scott Dunn, by Deed dated July 10, 2021, from John Dunn and wife, Ruby Carolyn Dunn, of record in Instrument No 20210818-0111510, Office of the Register of Deeds of Davidson County, Tennessee. John Dunn is now deceased.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This is improved property known as 905 Kable Circle, Nashville, TN 37211

Witness my hand this 16th day of May, 2025

Jonathan Scott Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jonathan Scott Dunn**, the bargainor, 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 Nashville, Tennessee, this 16th day of May, 2025

Notary Public

My commission expires 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON