Karen Johnson Davidson County
Batch# 1280749 DEEDQC
06/03/2025 10:05:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250603-0043420

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners
Michael J. Dunbar and
Denise P. Dunbar
1214 Strawberry Cove
Nashville, TN 37207

Send Tax Bills To
Same

Map-Parcel No.
050 03 0B 054.00

Quitclaim Deed by Trustee

Grantor: Denise P. Dunbar, Trustee of the Revocable Trust of Michael J. Dunbar and Denise P. Dunbar, dated June 28, 2024.
Grantee: Michael J. Dunbar and Denise P. Dunbar, as Husband and Wife

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 54 on the Plan of Mulberry Downs, Phase 1, of record in Plat Book 7900, Pages 84, 85, 86, 87 and 88, said Register's Office.

SAID Lot No. 54 fronts 27.15 feet on the northerly margin of Strawberry Cove and extends back 104.27 feet on the westerly line and 114.93 feet on the easterly line to a dead line in the rear measuring 86.21 feet thereon.

Being the same property conveyed to Denise P. Dunbar, Trustee of the Revocable Trust of Michael J. Dunbar and Denise P. Dunbar, dated June 28, 2024, by deed from Michael J. Dunbar and his wife, Denise P. Dunbar, of record in Instrument Number 20241008-0078135, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1214 Strawberry Cove, Nashville, TN 37207.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

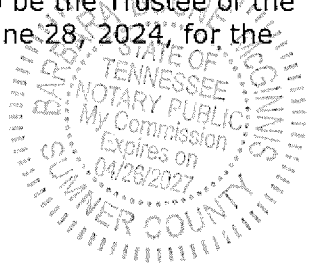
Denise P. Dunbar, Trustee
Grantor

State of Tennessee
County of Sumner

On June 3, 2025, before me personally appeared Denise P. Dunbar, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged herself to be the Trustee of the Revocable Trust of Michael J. Dunbar and Denise P. Dunbar, dated June 28, 2024, for the purpose therein contained, by signing her name as Trustee.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027



State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

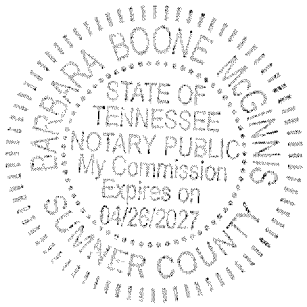
Denise P. Dunbar

Denise P. Dunbar, Grantee

Sworn to and subscribed before me on June 3, 2025.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027



TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am 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 June 3, 2025.

Hope Campbell

Signature

6/3/25

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June 3, 2025.

Barbara Boone McGinnis

Notary's Signature
My Commission Expires: 4/26/2027

