THIS INSTRUMENT PREPARED BY:
The Law Office of Nancy L Choate PC
Nancy L Choate, Attorney at Law
403 North Parkway, Suite 201
Jackson, Tennessee 38305

Without Survey or Title Examination (kt/cc)
Without Serving as Closing Attorney

PROPERTY OWNER & ADDRESS:

Jeffery Joseph Dunnavant and
Amy Barclay Dunnavant
Trustees of the Jeffery Joseph
Dunnavant and Amy Barclay
Dunnavant Trust
4225 Magnolia Farms Drive
Hermitage, TN 37076

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS:

Jeffery Joseph Dunnavant and
Amy Barclay Dunnavant
Trustees of the Jeffery Joseph Dunnavant
and Amy Barclay Dunnavant Trust
4225 Magnolia Farms Drive
Hermitage, TN 37076

MAP 086-13-0A-274 00CO – 4225 Magnolia Farms Drive

Karen Johnson
Batch # 1292721
07/02/2025 11 56 43 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250702-0052310

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That we, JEFFERY JOSEPH DUNNAVANT AND AMY BARCLAY DUNNAVANT, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby convey, remise, release and forever quitclaim unto JEFFERY JOSEPH DUNNAVANT AND AMY BARCLAY DUNNAVANT, TRUSTEES OF THE JEFFERY JOSEPH DUNNAVANT AND AMY BARCLAY DUNNAVANT TRUST, all of our right, title, interest and estate in and to the following described lot or parcel of real estate situated, lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit

MAP 086-13-0A-274.00CO – 4225 Magnolia Farms Drive

Land in Davidson County, Tennessee, being Lot No. 274, on the Final Subdivision Plat Magnolia Farms, Phase 3, Section 1, of record in Instrument No. 20201124-0137945, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to JEFFERY DUNNAVANT AND AMY DUNNAVANT by Warranty Deed of record in Instrument No. 20220526-0061506, in the Register's Office of Davidson County, Tennessee.
This transfer is by Quitclaim and Grantor makes no warranties about this title.

IN WITNESS WHEREOF, we have hereunto subscribed our names, this the 19 day of June, 2025.

JEFFERY DUNNAVANT

AMY DUNNAVANT

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared JEFFERY DUNNAVANT, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal this 19 day of June, 2025.

Notary Public

My Commission Expires: 9.19.28

KARA TURNER
TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared AMY DUNNAVANT, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 19 day of June, 2025.

Notary Public

My Commission Expires: 9 19 28

KARA TURNER
TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0 00(zero)

Affiant

Subscribed and sworn to before me this the 19 day of June, 2025

Notary Public

My Commission Expires 9.19.28

KARA TURNER
TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON