Karen Johnson
Batch # 1302119
07/25/2025 12 30 56 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250725-0058973

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Edward Brian Dunning
Affiant

Subscribed and sworn to before me on this 16 day of July, 2025.

Notary Public

My Commission Expires: 3/6/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map/Parcel ID:
Margaret Simpson Dunning and Edward Brian Dunning 721 Richfield Dr Nashville, TN 37205	New Owner	071 12 0 171

Quitclaim Deed

For and in consideration of the sum of Ten ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, Margaret Mary Dunning, Successor Trustee of the Revocable Trust Agreement of Billy H. Thompson and Alice S. Thompson, dated March 24, 2015, hereinafter called the Grantor(s), has bargained and sold and hereby remises, releases and forever quitclaims unto Margaret Simpson Dunning (a/k/a Margaret Mary Dunning) and Edward Brian Dunning (a/k/a Bryan Dunning), hereinafter called the Grantee(s), their heirs, successors and assigns, all her right, title and interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 71 on the Plan of Victory Heights Subdivision, as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Billy H. Thompson, Trustee of the Revocable Trust Agreement of Billy H. Thompson and Alice S. Thompson, dated March 24, 2015 from Billy H. Thompson and wife Alice Simpson Thompson, of record in Document # 20150402-0028921

The said Billy H. Thompson having died, and Margaret Mary Dunning was named as Successor Trustee of the Revocable Trust Agreement of Billy H. Thompson and Alice S. Thompson, dated March 24, 2015. Billy H. Thompson was predeceased by Alice S. Thompson. Margaret Mary Dunning and Bryan Dunning are the beneficiaries of the Trust assets.

This is improved property known as: 716 Chickasaw Ave , Nashville, TN 37207.

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

WITNESS our hands on July 16, 2025.

Margaret Mary Dunning (a/k/a Margaret Simpson Dunning), Successor Trustee of the Revocable Trust Agreement of Billy H. Thompson and Alice S. Thompson, dated March 24, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Margaret Mary Dunning** (a/k/a Margaret Simpson Dunning), who acknowledged that she is the Successor Trustee of the Revocable Trust Agreement of Billy H. Thompson and Alice S. Thompson, dated March 24, 2015 with the authority to sign as Trustee, with whom I am personally acquainted, or who presented sufficient proof of identity, and who acknowledged that s/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 16 day of July, 2025.

Notary Public

My Commission Expires: 3/6/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY