Karen Johnson
Batch # 1302119
07/25/2025 12 30 56 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250725-0058977

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Jane L Dunbar
Affiant

Subscribed and sworn to before me on this 10 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 as Follows:	Send Tax Bills to:	Map-Parcel Numbers.
Jane L. Dunbar, Trustee 8155 Highway 70 South Nashville, TN 37221	Same as current	127 11 0 002.00

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged Jane L Dunbar, hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim to Jane L. Dunbar, Trustee of the Dunbar Family Trust dated July 10, 2025, hereinafter called the Grantee(s), Grantee(s)' successors and assigns, all Grantor(s)' right, title and interest in a certain parcel of land in Davidson County, Tennessee. The parcel of land is described as follows:

BEING Lot No. 7 on the Plan of Merrymount Acres, Section 1, as of record in Book 3700, page 17, Register's Office for said county and being more particular described as follows:

Said Lot No. 7 fronts 348 feet on the westerly side of Highway 70 South and runs back between lines 268.6 feet on a northerly line and 328.2 feet on the southerly line to a dead line in the rear on which it measures 239.10 feet.

Being the same property conveyed to Jane L. Dunbar, by deed from James D. Dunbar, Jane L Dunbar, and James C. Vance, Trustee, of record in Book 6941, Page 243, Register's Office for Davidson County, Tennessee.

This is improved property known 8155 Highway 70 South, Nashville, TN 37221.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

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

WITNESS MY hand this 10 day of July, 2025.

Jane L Dunbar
Jane L. Dunbar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jane L. Dunbar, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 10 day of July, 2025.

Notary Public

NICHOLAS PERENICH, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3/6/29

This deed was prepared from information provided by the parties. No title search or survey was completed