Owner's Name & Address	Property Address	Map & Parcel No.
Khrysta Dunkel 3001 Sunnyview Ct. Nashville, TN 37218 **Send Tax Bills to the Above**	3001 Sunnyview Court & 3013 Sunnyview Drive — Nashville, TN 37218 *This property is located at the corner of Sunnyview Court and Sunnyview Drive and may be commonly known by either address.*	059-05-0-243

Karen Johnson Davidson County
Batch # 1327127 DEEDQC
09/25/2025 04:25:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250925-0076712

QUIT CLAIM DEED

For and in consideration of the sum of ~~zero~~ ten ($10) KB MB dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MOHAMMED J. BAIG (Grantor), on this the 23 day of September, 2025, do hereby release, remise, quit claim, and convey unto KHRYSTA A. BAIG (also known as KHRYSTA A. DUNKEL; Grantee), her heirs and assigns, all of my right, title, and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, Page 85 in the Register's Office for said County, described as follows:

Beginning at a point in the southeasterly margin of Sunnyview Drive, the common corner of Lots 248 and 249; thence with the line between said two lots, southeastwardly 120.4 feet to a monument at the rear corner of Lots Nos. 247, 248, and 249; thence with the line between said Lots Nos. 247 and 248, northeastwardly 104.0 feet to a point in the southwesterly margin of Sunnyview Court; thence with the margin of the same, northwestwardly 92.4 feet to a monument at the beginning of a curve to the left, having a radius of 25 feet; thence around said curve, northwestwardly 38.71 feet to a monument in the southeasterly margin of Sunnyview Drive; thence with the margin of the same, southwestwardly 73.0 feet to the point of the beginning.

MB 9/23/25

Being the same property conveyed to Mohammed J. Baig and Khrysta A. Baig, husband and wife, by warranty deed from Martinus LeJuan Corder as of record as Instrument No. 20201006-0115486, in said Register's Office, Davidson County, Tennessee.

This improved property is more commonly known as 3001 Sunnyview Court, Nashville, TN 37218, and 3013 Sunnyview Drive, Nashville, TN 37218.

IN WITNESS WHEREOF, I have hereunto set my hand this 23 day of September 2025.

Mohammed J. Baig, Grantor

This instrument is exempted from the valuation oath (also known as an oath of consideration) pursuant to Tennessee Code Annotated §67-4-409.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared MOHAMMED J. BAIG, who proved to me on the basis of satisfactory evidence to be the within-named Grantor, and acknowledged that he executed, as a free and voluntary act and deed, the within instrument for the purposes therein contained.

Witness my hand and seal this 23 day of September 2025.

PRIYANKA SAXENA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 3/21/2026

Prepared By: Khrysta Baig 3001 Sunnyview Ct. Nashville, TN 37218