Karen Johnson
Batch # 1356619
12/11/2025 09 04 05 AM
Fees $12 00 Taxes $0 00
20251211-0098456
Davidson County
DEEDQC
2 pgs

This instrument prepared by
John L Billings, Esq
The Law Office of John L Billings,
4617 Chambliss Avenue
Knoxville, TN 37919

Owner/Responsible Tax Payer
Kandes Jurie Dungey, Trustee of
the Kandes Jurie Dungey
Revocable Living Trust
948 35th Avenue, North
Nashville, Tennessee 37209

Map & Parcel Nos 092 05 0 105 00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10 00) Dollars and other good and valuable consideration, **KANDES DUNGEY nka KANDES DUNGEY SHEATS,** ("Grantor") does hereby quitclaim and convey unto **KANDES JURIE DUNGEY, Trustee of the KANDES JURIE DUNGEY REVOCABLE LIVING TRUST, dated** Dec. 4, **2025** ("Grantee"), her successors and assigns, all of the Grantor's right, title and interest in and to the following described land located in Davidson County, Tennessee

Land in Davidson County, Tennessee, being the South 100 feet of the North 300 feet of the West 150 feet of Block 47, on the Plan of Midway, of record in Book 421, Page 11, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Kandes Dungey nka Kandes Dungey Sheats, from Joyce Goodson Dungey, by Quitclaim Deed dated April 27, 2009, of record in Instrument No 20090514-0044302, Register's Office for Davidson County, Tennessee

This is improved property known as 948 35th Avenue, North, Nashville, Tennessee 37209

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

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY. THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS OR WARRANTIES CONCERNING THE TITLE TO THE PREMISES OR THE ACCURACY OF THE PROPERTY DESCRIPTION.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 4 day of Dec, 2025

Kandes Dungey nka Kandes Dungey Sheats
KANDES DUNGEY nka KANDES DUNGEY SHEATS

ERICA A HANSBROUGH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2028

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared me, the undersigned, a Notary Public of the State and County aforesaid, KANDES DUNGEY nka KANDES DUNGEY SHEATS, the within bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained

Witness my hand and seal at office in the aforesaid county, this 4 day of 12, 2025

Notary Public

My commission expires 09-27-2028

AFFIDAVIT

This transfer is exempt from tax pursuant to *Tenn Code Ann* §67-4-409(a)(1)(C)(vi), and no oath of value shall be required

KANDES JURIE DUNGEY, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 4 day of December, 2025

Notary Public

My commission expires 09-27-2028

