Karen Johnson Davidson County
Batch # 1421716 DEEDQC
05/18/2026 11:58:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260518-0044277

Prepared by and Return to:
Tommy C. Estes
MANIER & HEROD, a Tennessee, Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
David and Melanie Dunn Community Property Trust c/o David B. Dunn and Melanie A. Dunn, Co-Trustees 10 Wynstone Nashville, TN 37215	**SAME**	**Map-158-4-A Part of Parcel 104**

FOR AND IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, DAVID B. DUNN and wife, MELANIE A. DUNN (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto DAVID B. DUNN and MELANIE A. DUNN, CO-TRUSTEES of the DAVID AND MELANIE DUNN COMMUNITY PROPERTY TRUST dated May 15, 2026, (hereinafter "Grantee), its successors and assigns, with full power to mortgage, sell, encumber, restrict and convey all of its right, title and interest in and to the following described property located in Davidson County, Tennessee:

Lot No. 2, as shown on the Resubdivision of Lots 45, 46 & 47, Section Three Otter Wood, of record in Book 8250, page 993, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the property conveyed to David B. Dunn and wife, Melanie A. Dunn, an undivided one-half interest and William M. Gracey and wife, Catherine F. Gracey, an undivided one-half interest by deed from Alvin Nunley, III and wife, Linda Anne Nunley, of record in Book 10898, page 276, said Register's Office.

BEING all of the property conveyed to David B. Dunn and wife, Melanie A. Dunn, by Quitclaim Deed from William M. Gracey and wife, Catherine F. Gracey, of record in Book 11222, Pages 252-253.

This is improved property known as 10 Wynstone, Nashville, Tennessee 37215.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 15 day of May, 2026.

David B. Dunn
DAVID B. DUNN, Grantor

Melanie A. Dunn
MELANIE A. DUNN, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, DAVID B. DUNN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 15th day of MAY, 2026.

TOMMY C. ESTES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 2028

Tommy C. Estes
Notary Public
My Commission Expires: 03-08-2028

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, MELANIE A. DUNN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 15th day of MAY, 2026.

Tommy C. Estes
Notary Public
My Commission Expires: 03-08-2028

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2028

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, Section 67-4-409(a)(1)(C)(vi) [formerly SECTION 67-4-409(a)(3)(F)].