Karen Johnson Davidson County
Batch# 1442797 DEEDWARR
07/07/2026 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20260707-0060931

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654675** KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $314,000.00. Janice Gillips Affiant Subscribed and sworn to before me, this 2nd day of July, 2026. Kim Murray Notary Public My Commission Expires: 2-23-30

WARRANTY DEED

Address New Owner: Tamara Quinlan 5803 Couch Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 06 0 149.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kyle T. Dunn, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tamara Quinlan, a married woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of WEST PARK ADDITION of record in Plat Book 2330, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 63 fronts 52 feet on the Southerly side of Couch Drive and extends back 80 feet on the Easterly line and 132 feet on the Westerly line to a deal line measuring 73.6 feet.

Being the same property conveyed to Kyle T. Dunn, unmarried, by Warranty Deed from Amanda Dean, Trustee of The 5803 Couch Dr Trust, of record in Instrument No. 20190819-0082881, in the Register's Office of Davidson County, Tennessee, dated August 14, 2019 and recorded on August 19, 2019. Olivia Dunn joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST PARK ADDITION, as recorded in Plat Book 2330, Page(s) 39.

Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 2437, Page 59.

This is improved property located at 5803 Couch Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of July, 2026.

Kyle T. Dunn

Olivia Dunn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kyle T. Dunn and Olivia Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2026.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Tennessee Certification of Electronic Document

I, Kim Murray, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/2/26 (date of document).

Kim Murray
Affiant Signature

7/2/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of July, 2026.

Janice H. Collins
Notary's Signature

MY COMMISSION EXPIRES: 5-8-29

NOTARY'S SEAL

