Karen Johnson Davidson County
Batch # 1445199 DEEDQC
07/13/2026 09:00:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260713-0062685

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: _____

Subscribed and sworn before me, this the 2nd day of _____, 2026.

Notary Public: _____
My Commission Expires:

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-17-2027

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
K & P Properties	Same	103-12-C-11 CO
9656 Kaplan Avenue		
Brentwood, TN 37027		

QUITCLAIM DEED

For and in consideration of Ten Dollars (10.00), cash in hand paid, the receipt of which is hereby acknowledged, **KIMBROUGH L. DUNLAP, III AND WIFE, PAULA R. DUNLAP,** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **K & P PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, (hereinafter referred to as "**GRANTEES**") their successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of 3831 Condominium of record in Plat Book 5200, page 302, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot, together with an undivided interest in common elements described in Master Deed of record in Book 5699, page 857, said Register's Office.

Being the same property conveyed to Kimbrough L. Dunlap, III and wife, Paula R. Dunlap, as tenants by the entirety, by Warranty Deed from Michael Reese and wife, Pennie Reese, of record in Instrument No. 20050322-0031283, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 3831 West End Avenue #11, Nashville, TN 37205.

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.

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

IN WITNESS WHEREOF, this document was executed this 2nd day of February, 2026.

KIMBROUGH L. DUNLAP, III

PAULA R. DUNLAP

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **KIMBROUGH L. DUNLAP, III AND PAULA R. DUNLAP**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Franklin, Tennessee, this 2nd day of January, 2026.

Notary Public

My Commission Expires:

