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Prepared by: First National Financial Title Services, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),  
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (901) 801-5489

\* Return to: First National Financial Title Services, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672  
(901) 801-5489

**QUIT CLAIM DEED**

Grantor(s): Charlene Magnifico f/k/a Charlene J. Dunbar  
Address: 970 Hawkview Dr.  
Cordova, TN 38018  
Phone: 901-334-7004 / 901-490-5782

Grantee(s): Bradford C. Dunbar and Melissa E. Dunbar  
Address: 8200 Hunters Run Cove  
Olive Branch, MS 38654  
Phone: 662-671-9157 / N/A

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned Grantor, **CHARLENE MAGNIFICO f/k/a CHARLENE J. DUNBAR**, a married woman, do hereby sell, convey and quitclaim unto **BRADFORD C. DUNBAR and MELISSA E. DUNBAR**, husband and wife, as tenants by the entirety with right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 28, Section C, Hunters Run Subdivision, situated in Sections 16 and 21, Township 1 S, Range 6 W, as shown on plat of record in Plat Book 22, Page 59-60 in the Chancery Clerk's Office of DeSoto County, Mississippi.

BEING the same property conveyed to Brad C. Dunbar and wife, Charlene J. Dunbar, as tenants by the entirety with full rights of survivorship and not as tenants in common by Warranty Deed from Glenn Crossnine and Alice Hubbert, dated May 15, 2002, recorded May 22, 2002, in Book 419, Page 347, Chancery Clerk's Office of DeSoto County, Mississippi. Bradford C. Dunbar and Charlene J. Dunbar were divorced by Final Decree of Divorce dated October 22, 2008, filed October 22, 2008, as modified December 7, 2015 in Cause No. 08-02-0237, Chancery Court of DeSoto County, Mississippi. Charlene Magnifico warrants and covenants to the Grantee that she is one and the same person as Charlene J. Dunbar.

The Grantor warrants and covenants that the subject property constitutes no part of her homestead property.

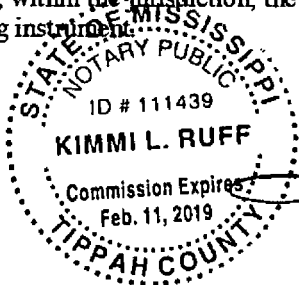
Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

WITNESS MY SIGNATURE this 21<sup>st</sup> day of December, 2015.

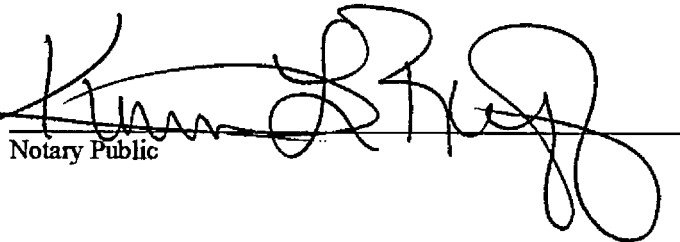
  
Charlene Magnifico

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 21 day of December, 2015, within the jurisdiction, the within named Charlene Magnifico, who acknowledged that she executed the above and foregoing instrument.



(SEAL)

  
Notary Public

My Commission expires:

\*\*\*\*\*NO TITLE WORK REQUESTED NOR PERFORMED. LEGAL DESCRIPTION PROVIDED BY GRANTORS\*\*\*\*\*

FILE #: S26129