PREPARED BY AND RETURN TO:
CROSSLAND TITLE, INC.
10207 TECHNOLOGY DRIVE, STE 103
KNOXVILLE, TENNESSEE 37932
20123964

BILL GARRETT, Davidson County
Trans:T20120024473 DEEDQC
Recvd: 04/04/12 11:08 2 pgs
Fees:12.00 Taxes:0.00
20120404-0028640

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS

SZERO(-0-)

x Jennifer J Elsberry
affiant

SWORN TO AND SUBSCRIBED BEFORE
ME THIS THE 26 DAY OF March 2012.

Notary public
My commission expires: MY COMMISSION EXPIRES
APRIL 21, 2013

PATRICIA B. HERPY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

JENNIFER J. ELSBERRY, NOW KNOWN AS JENNIFER J. CUNNINGHAM, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIM AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

JENNIFER J. CUNNINGHAM AND HUSBAND BRADLEY G. CUNNINGHAM,
to create tenents by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS TO WIT:

Being Lot Number 25 on the Plan of the Resubdivision of Lots 24 and 25 of Jackson's Landing Estates, Section Two, of record in Plat Book 11190, page 118, in the Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jennifer J. Elsberry, unmarried from J&M Homebuilders, Inc, by Warranty Deed dated 03-30-2000 and of record in Instrument Number 200004030032830, in the Register's Office for Davidson County, Tennessee.

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

Restrictive Covenants as shown by Plat of record in Plat Book 3, page 9, Register's Office for Rhea County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE ABOVE DESCRIPTION IS THE SAME AS THE PRIOR DEED OF RECORD; NO BOUNDARY SURVEY HAVING BEEN OBTAINED AT THE TIME OF THIS CONVEYANCE.

WITNESS my hand this the 26 **day of** March **, 2012.**

x Jennifer J Elsberry, now known as Jennifer J Cunningham

JENNIFER J. ELSBERRY, NOW KNOWN AS JENNIFER J. CUNNINGHAM

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JENNIFER J. ELSBERRY, NOW KNOWN AS JENNIFER J. CUNNINGHAM, MARRIED** , 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 and official seal at Old Hickory **, Tennessee, this the** 26 **day of** March **, 2012.**

My Commission expires:

MY COMMISSION EXPIRES
APRIL 21, 2013

Notary Public

PATRICIA B. MERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:
Jennifer J. Cunningham and husband, Bradley G. Cunningham, 1049 Donoho Drive, Old Hickory, TN 37138
SEND TAX BILLS TO: same
TAX ID NUMBER: 0530120250.00