Davidson County DEEDQC
Recvd: 12/16/14 08:06 5 pgs
Fees:28.00 Taxes:22.20
20141216-0114696

THIS INSTRUMENT PREPARED BY:
Debbie Lang
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

Return To:
Stewart Title Guaranty
1831 Chestnut Street, 6th Floor
St. Louis, MO 63103

New Owner(s) Address and mail tax statements to:
Leroy Cunningham
1208 Blackfoot Ct
Madison, TN 37115

Property Tax ID#: 052 08 0 038.00
Order #: 1600550762

For and in consideration of Ten Thousand and 00/100 Dollars ($10,000.00) and NO other good or valuable consideration, We, LEROY CUNNINGHAM, and MURDINE G. CUNNINGHAM, husband and wife, as Grantors, and LEROY CUNNINGHAM, a married man, as Grantee, hereby convey all rights, titles and interests that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 052 08 0 038.00

Commonly known as: 1208 Blackfoot Ct, Madison, TN 37115

Prior Deed recorded 12/07/2009, as Instrument No: 20091207-0111589; Davidson County Court Clerk's Office.

Witness our hands this the 1st day of Dec., 2014.

LEROY CUNNINGHAM

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by LEROY CUNNINGHAM, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 1st day of Dec., 2014.

Notary Public
My Commission expires:
03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $6,000.00.

LEROY CUNNINGHAM

Subscribed and sworn to before me this the 1st day of Dec., 2014.

Notary
My Commission expires:
03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness our hands this the 1st day of Dec., 2014.

Murdine G. Cunningham
MURDINE G. CUNNINGHAM

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by MURDINE G. CUNNINGHAM, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 1st day of Dec., 2014.

Jana D. Drury
Notary Public
My Commission expires:
03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $6,000.00.

Murdine G. Cunningham
MURDINE G. CUNNINGHAM

Subscribed and sworn to before me this the 1st day of Dec., 2014.

Jana D. Drury
Notary
My Commission expires:
03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT A

SITUATED IN COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING ALL OF LOT NO. 52 ON THE PLAN SECTION 2, SEQUOIA VALLEY, OF RECORD IN PLAT BOOK 3700, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THAT PARCEL OF LAND CONVEYED OR ASSIGNED TO LEROY CUNNINGHAM AND MURDINE G. CUNNINGHAM, HUSBAND AND WIFE FROM CATHERINE SMITH ABBOTT, A MARRIED WOMAN AND ROBERT L. FARRAR, A MARRIED MAN AND DAVID L. FARRAR, A MARRIED MAN, AS TENANTS IN COMMON BY DATED 10/02/2009 AND RECORDED 12/07/2009 IN DEED INSTRUMENT 20091207-0111589 OF THE DAVIDSON COUNTY, TENNESSEE PUBLIC REGISTRY.

PARCEL ID: 052 08 0 038.00

True Copy Certification

I, CHERI HACKETHAL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cheri Hackethal
Signature

CHERI HACKETHAL

State of MISSOURI

County of CITY OF ST LOUIS

Personally appeared before me, Brandon Williams, a notary public for this county and state, Cheri Hackethal who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandon Williams
Notary's Signature

BRANDON WILLIAMS

My Commission Expires: 12/5/2017
Notary' Seal (if on paper)

BRANDON WILLIAMS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: Dec. 5, 2017
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