Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20160502-0042454

This instrument prepared by:
Andrew Cunningham
2312 Brittany Drive
Nashville, Tennessee 37206

Reference No.: 170623

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Andrew and Deborah Cunningham	Andrew and Deborah Cunningham	Map/Parcel:
2312 Brittany Drive	2312 Brittany Drive	083 00 0 163.00
Nashville, Tennessee 37206	Nashville, Tennessee 37206	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Andrew Cunningham, a married man and surviving spouse of Evelyn Cunningham who died on August 27, 2007 as per attached Certified Copy of Death Certificate** by these presents do hereby quitclaim and convey unto the said **Andrew Cunningham and Deborah Cunningham, husband and wife**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to removing deceased wife and adding new wife.

This is unimproved ( ) property known as 2312 Brittany Drive, Nashville, Tennessee 37206
Improved ( )

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.

Witness our hand this 14th day of April, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Andrew Cunningham

Andrew Cunningham

ACKNOWLEDGMENT

STATE OF TN)

COUNTY OF Davidson) **ss**

Personally appeared before me, Bryant L. Grantham, a Notary Public in and for said County and State, **Andrew Cunningham** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN this 14th day of April, A.D., 2016.

NOTARY STAMP/SEAL

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
Notary Commission Expires: 7-24-2017

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 14th day of April, 2016.

Affiant

Notary Public
My Commission Expires: 7-24-2017

(Affix Seal)

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT 'A'

File No.: **1920-170623 (VG)**

Property: **2312 Brittany Drive, Nashville, TN 37206**

Land in Davidson County, Tennessee, being Lot No. 53 of Fortland Park, Section Three, Addition Three, as of record in Book 3106, Page 93, Registers Office for said County. Said Lot No. 53 fronts 80.15 feet on the southerly side of Brittany Drive and extends back between lines, 104 feet on the easterly line and 164.7 feet on the westerly line, to a dead line, measuring 100.3 feet thereon.

BEING the same property conveyed to Andrew Cunningham and Evelyn Cunningham, husband and wife, by Deed dated May 24, 2004 and recorded on May 25, 2004, of record in Instr. No. 20040526-

Andrew Cunningham and Evelyn Cunningham were married on June 16, 1986 in Jackson, Maddison, Tennessee on June 16, 1986. At the time of their Marriage neither was a party to another marriage, their marriage continued uninterrupted until the death of Evelyn Cunningham in Davison County, Tennessee on August 27, 2007. Andrew Cunningham conveys as surviving tenant by the entirety.

A.P.N. 083 00 0 163.00

True Copy Certification

I, TINA SMITH, on APRIL 14, 2016 , do hereby make oath that I am 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.

Tina Smith

Signature

State of Arizona

County of Maricopa

On APRIL 14, 2016 , personally appeared before me, VALORIE GOOD, a notary public for this county and state, TINA SMITH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

V A Good

Notary's Signature

My Commission Expires: 1/19/2019

Notary' Seal (if on paper)

VALORIE A GOOD
NOTARY PUBLIC, ARIZONA
MARICOPA COUNTY
My Commission Expires
January 19, 2019