BILL GARRETT, Davidson County
Trans:T20160076230 DEEDQC
Recvd: 08/31/16 12:52 2 pgs
Fees:12.00 Taxes:0.00
20160831-0091412

THIS INSTRUMENT PREPARED BY:
Cheryl J. Cochran, Notary
13330 Old Hickory Boulevard
Antioch, Tennessee 37013
(This instrument prepared from information furnished by the parties hereto.)

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mary E. Cunningham 13336 Old Hickory Boulevard Antioch, Tennessee 37013	Same	Map 160-04 Parcel 003.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), do hereby quitclaim and convey unto **MARY E. CUNNINGHAM**, her heirs and assigns, all of my right, title and interest in and to certain real property in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot no. 175 on the Plan of Brentwood Hall, Section VI, as recorded in Instrument #20130617-0061559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

SAID Lot No. 175 fronts 110 feet on the north side of Oakley Drive, and extends back 187.4 feet on the west line and 180 feet on the east line to a dead line in the rear, on which it measures 110.3 feet.

BEING the same property conveyed to Mary E. Cunningham and Carol Wernecke from Mattie E. Criswell as recorded in Instrument #20130115-0004917, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 486 Oakley Drive, Nashville, Tennessee 37220.

And now I, **SETH E. CUNNINGHAM**, do hereby quitclaim and convey unto my mother, **MARY E. CUNNINGHAM**, her heirs and assigns, any and all interest which I may have in the property hereinabove described, and to which reference is here made, and said

property interest is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises.

IN WITNESS WHEREOF, I have set my name this 30th day of August, 2016.

SETH E. CUNNINGHAM

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Cheryl J. Cochran, a Notary Public in and for the aforesaid State and County, the within named **SETH E. CUNNINGHAM,** the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 30th day of August, 2016.

NOTARY PUBLIC

CHERYL J. COCHRAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: May 8, 2018

The actual consideration for this transfer is $-0-.

Seth E. Cunningham, Affiant

Subscribed and sworn to before me this 30th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: May 8, 2018

CHERYL J. COCHRAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.