THIS INSTRUMENT WAS PREPARED BY:
Brad H. Frakes, Esq.
222 2nd Avenue North, Suite 360M
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20170002589 DEEDQC
Recvd: 01/10/17 13:49 3 pgs
Fees:17.00 Taxes:0.00
20170110-0002912

QUITCLAIM DEED

FROM: **LUCILLE C. CUNNINGHAM**
TO: **JASON T. CUNNINGHAM**

Map and Parcel No.:
061-07-0-192.00

Address New Owner(s) as follows:
1017 Maplewood Place
Nashville, TN 37216

Send Tax Bills To:
Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, **JASON T. CUNNINGHAM**, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled CUNNINGHAM vs. CUNNINGHAM, Docket No. 16D1813, Fourth Circuit Court for Davidson County, Tennessee, pursuant to a division of marital property.

JASON T. CUNNINGHAM

Sworn to and subscribed before me, this 13th day of December, 2016.

B. H. FRAKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2017

NOTARY PUBLIC

My Commission Expires: _____

FOR A CONSIDERATION, and in accordance with the terms of a *Marital Dissolution Agreement* executed by the parties on December 9 2016, the undersigned, **LUCILLE C. CUNNINGHAM,** does transfer, quitclaim and convey unto the said **JASON T. CUNNINGHAM,** all of her rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 18, Block A, on the Map of Broadmoor, of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
> BEING the same property conveyed to Vicki Cunningham, being the same person as Vickie Cunningham, by Quitclaim Deed from Ronnie Dean Cunningham, dated 1/5/12 and recorded 1/13/12 in Instrument No. 20120113-0003555; and being the same property previously conveyed to Ronnie Dean Cunningham and wife, Vickie Cunningham, by Warranty Deed from A.I. Ventures, Inc., dated 10/21/1996 and recorded 10/23/1996 in Book 10234, Page 119, in the Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Jason T. Cunningham and wife, Lucille C. Cunningham, by Warranty Deed from Vicki Cunningham a/k/a Vickie Cunningham, unmarried, of record in Instrument Number 20131104-0114253, Register's Office for Davidson County, Tennessee.

This is improved property known as 1017 Maplewood Place, Nashville, Davidson County, Tennessee.

Witness my hand this 9 day of December, 2016.

Lucille C. Cunningham
LUCILLE C. CUNNINGHAM

STATE OF Louisiana)
COUNTY OF East Baton Rouge)

Personally appeared before me, a Notary Public in and for said County and State, the within named **LUCILLE C. CUNNINGHAM** the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Baton Rouge, Louisiana, this 9 day of December, 2016.

NOTARY PUBLIC

My Commission Expires: At death

ALVIN E. DIAS, JR. NOTARY PUBLIC NOTARY NO. 13534 EAST BATON ROUGE PARISH, LA

State of TENNESSEE)
County of DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is -$0-.

AFFIANT: JASON T. CUNNINGHAM

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2016.

NOTARY PUBLIC

My Commission Expires:

B. H. FRAKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2017