Bill Garrett Davidson County
Batch# 130824 DEEDQC
08/20/2018 10:02:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20180820-0082123

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III, 017760
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Leroy Cunningham
1208 Blackfoot Court
Madison, TN 37115

SEND TAX BILLS TO:
Leroy Cunningham
1208 Blackfoot Court
Madison, TN 37115

NEW OWNER'S MAILING ADDRESS:
Leroy Cunningham
1208 Blackfoot Court
Madison, TN 37115

MAP-PARCEL NUMBER(S): 052 08 0 038.00

64717577-
44474486

QUITCLAIM DEED

THIS INDENTURE, made and entered in to this 10 day of August 20-18, by and between Leroy Cunningham, an unmarried man who acquired title as a married man,hereinafter referred to as " Grantor", and Leroy Cunningham, an unmarried man, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of Zero Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being 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.

Property Address: 1208 Blackfoot Court, Madison, TN 37115

Being the same property conveyed to Grantor by deed dated December 01, 2014 which deed was recorded at Instrument/Case No. 20141216-0114696 Davidson County Records on December 01, 2014.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(4): "Deed is a quitclaim deed with no consideration given so no transfer tax results because transfer tax on a quitclaim deed is calculated based only on the actual consideration given."

No Title Examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS the signature of the Grantor the day and year first above written.

Leroy Cunningham grantor

Leroy Cunningham, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this _____ day of _____, _____, before me personally appeared Leroy Cunningham, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

See attached acknowledgment

Signature of Notary Public

(NOTARY SEAL OR STAMP)

Printed Name of Notary Public

My Commission Expires: _____

☐ Personally Known OR

☒ Produced Identification [Type of Identification Produced]: TN DL

This certificate is attached to Quit Claim Deed.

State of Tennessee

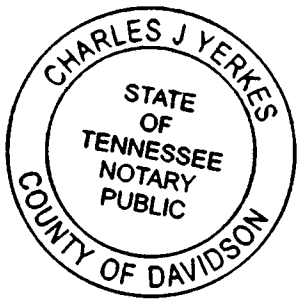
County of Davidson

On this 10 day of August, 2018, before me personally appeared

Leroy Cunningham Grantor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 10 day of August, 2018.

Seal



Notary's Signature

Charles J Yerkes
Printed Name

My commission expires: 05-02-2022

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leroy Cunningham
AFFIANT

Sworn to (or affirmed), subscribed and acknowledged before me this _____
Leroy Cunningham

See attached Jurat
Signature of Notary Public

(NOTARY SEAL OR STAMP)

Printed Name of Notary Public

My Commission Expires: _____

☐ Personally Known OR
☒ Produced Identification [Type of Identification Produced]: TN DL

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 052 08 0 038.00

Land situated in the County of Davidson in the State of TN

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 the same property conveyed to Leroy Cunningham, a married man, by deed dated December 1, 2014 of record in Deed Instrument/Case No. 20141216-0114696, in the County Clerk's Office.

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

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

This certificate is attached to a AFF: Davit of Value,

Document information: See Attached Document.

STATE OF TENNESSEE
COUNTY OF Davidson)

Sworn to and subscribed before me this 10 day of August, 2018, by

Leroy Cunningham.

Charles J Yerkes
Notary signature

Charles J Yerkes
Print name, serial number (if any)

My commission expires: 05-02-2022

CHARLES J YERKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Betsy Lanzotti, 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.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne