Bill Garrett Davidson County
Batch# 135220 DEEDQC
08/30/2018 12:09:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180830-0086111

Prepared by:
Randy Ratliff, Attorney
5115 Maryland Way Suite 135
Brentwood, Tennessee 37027

Send Tax Bills To:
Oscar Lee Cunningham
1207 Chester Ave
Nashville, TN 37206

New Owner is:
OC Irrevocable Trust
1207 Chester Ave
Nashville, TN 37206

MAP PARCEL
27W 14565
Map 72-14 Par 65

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Oscar Cunningham, GRANTOR, does hereby remise, release, and forever Quitclaim to Thomas Bussell, CPA, Trustee, of the OC Irrevocable Trust, by Irrevocable Trust Agreement dated the 3rd day of August 2018, (the "GRANTEE") and to the Grantees' successors in trust and assigns, with full power to sell or encumber the property without the consent of any beneficiary, all of the Grantors' right, title and interest in and to the tract or parcel of land, lying and being in Davidson County, Tennessee, described as follows:

> Being Lot No. 113 and 114 on the map of Chesterfield Place, as shown of record in Book 332, Page 147, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.
>
> Said Lots Nos. 113 and 114 front together 60 feet on the northerly side of Chester Avenue (formerly Chesterfield Avenue) and runs back between parallel lines 132 feet to an alley.
>
> Being the same property conveyed to Oscar Cunningham by Warranty Deed from Edwin R. Sherrill, Jr. Et Ux Barbara T. Sherrill, of record in Book 3882, Page 527, Registers Office for Davidson County, Tennessee.

This is improved property, known as 1207 Chester Avenue, Nashville, TN 37206

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises. The description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description.

The deed was made without benefits of title search, and the preparer of this deed makes no representations as to the status of the title of the herein described property. The preparer of this deed has not in any way participated in the financial closing of this transaction. Wherever 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 hands this 3 day of August, 2018.

GRANTOR:

Oscar Cunningham
OSCAR CUNNINGHAM

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
ss.)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Oscar Cunningham** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3 day of August, 2018.

KYLE DEMONBREUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: My Commission Expires September 7, 2020

OATH OF CONSIDERATION for TRANSFER TO TRUST

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Oscar Cunningham
AFFIANT

Subscribed and sworn before me, this 3 day of August 2018.

KYLE DEMONBREUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC My Commission Expires
My commission expires: September 7, 2020