THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2019-1719	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 22 day of Oct. 20 19 *Notary Public* *My commission expires:* 5-30-21

Name and Address of New Owner:
Ken Cunningham and Mei-Jiuang Cunningham
86 Vaughn's Gap
Nashville, TN 37205

Send Tax Bills To:
Owner

Street Address of Subject Property:
86 Vaughn's Gap
Nashville, TN, 37205

Parcel ID:
129 11 0 040.00

CHERIE FRANKLIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

Karen Johnson Davidson County
Batch# 304211 DEEDQC
10/22/2019 01:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191022-0108289

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ken Cunningham, Trustee of Crystal Sea Inc 401K Trust Roth**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Ken Cunningham and Mei-Jiuang Cunningham, husband and wife,** hereinafter called "**GRANTEES**," his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 165 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, page(s) 12 through 14, inclusive, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ken Cunningham, Trustee of Crystal Sea Inc, 401K Trust Roth from Music City Holdings, LLC dated June 27, 2019 and recorded in Instrument No. 20190702-0064454, Register's Office for Davidson County, Tennessee.

WITNESS my hand this 21st day of Oct, 2019

Kenneth C. Cunningham Trustee

Grantor – Ken Cunningham, Trustee of Crystal Sea Inc 401K Trust

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State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Ken Cunningham, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee of Crystal Sea Inc 401K Roth, the within named bargainor, as Trust, and Ken Cunningham, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust himself as Trustee of said Trust.

Witness my hand and official seal at office, on this the 21st day of Oct, 2019.

Notary Public

My Commission Expires: 7-11-2020

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021