Karen Johnson Davidson County
Batch# 360500 DEEDQC
02/19/2020 03:39:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20200219-0018627

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LP
131 Walton Ferry Rd.
Suite 11
Hendersonville TN, 37075
615-649-0049

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
2323 Crestmoor Road	2323 Crestmoor Road	Map 117-10
Nashville, Tennessee 37215	Nashville, Tennessee 37215	Parcel 89

WHERAS Newspaper Publishing, LLC a TN limited Liability Company purchased the property located at 2323 Crestmoor on December 15, 1997 pursuant to a General Warranty Deed from Dean S. Cambron of record in Deed Book 10726, Pg. 240.

WHEREAS the members of Newspaper Publishing, LLC were Gary Cunningham and Sarah Cunningham, with each owning 50% member interest.

WHERAS Newspaper publishing, LLC was administratively dissolved and terminated on September 28, 2001. After dissolution, Gary Cunningham and Sarah Cunningham treated this as a general partnership. Now known as Newspaper Publishing General Partnership

WHEREAS Gary Cunningham died on December 2, 2014. His intestate estate was admitted to probate in Wilson county on January 14, 2015, docket no. 2015PR8. As a result of Gary Cunningham's death and via an agreement, his 50% interest from Newspaper Publishing General Partnership was distributed to his wife and children in equal shares.

With the previous recitals incorporated into this Deed, the parties to this instrument wish to carry forth and establish the following:

The partners of Newspaper Publishing, LLC, also known as, Newspaper Publishing General Partnership along with their ownership interest are now as follows:

Sarah M. Cunningham, 66.66%;

Brian Cunningham, 16.67%;

Anthony Cunningham, 16.67%

Newspaper Publishing, LLC, also known as Newspaper Publishing General Partnership shall hereinafter be referred to as "Grantors".

Newspaper Publishing and its partners now desire to convey this property from the company/partnership to these individuals:

Sarah Cunningham

Anthony Cunningham

Brian Cunningham

Collectively and hereafter referred to as "Grantees".

THIS INSTRUMENT, made and entered into this 18th day of ~~June, 2019~~ Febry 2020, by and between **Newspaper Publishing, LLC, now known as Newspaper Publishing, General Partnership** *("Grantor")* and **Sarah M. Cunningham, 66.66% interest, and Brian Cunningham, 16.67%, and Anthony Cunningham, 16.67% all holding their interest as tenants in common** *("Grantees")*.

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **Newspaper Publishing, LLC, now known as Newspaper Publishing General Partnership,** Grantor, conveys and quitclaims it's interests and all of it's rights, title and interests, marital or otherwise, in and to the following parcel of described real property, in Davidson County, Tennessee to wit:

> Being Lot 15 of Block "A" on the Map of Hillsboro Views Development Company's Subdivision, of record in Plat Book 974, Pages 64 and 65, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 15 fronts 100 feet on the northerly margin of Crestmoor Road, formerly Henry Avenue, and runs back between parallel lines 175 feet to a dead line.
>
> Being the same property conveyed to William B. Cambron by deed from W.B. Cambron & Company, Inc., of record in Book 5411, Page 679, Register's Office for Davidson County, Tennessee, William B. Cambron now being deceased and the property having been devised to Dean S. Cambron under the last will and testament of William B. Cambron, of record in Will Book 55, Page 580, Chancery Court for Williamson County, Tennessee.

This is improved property known as 2323 Crestmoor Road, Nashville, TN 37215.

Being the same property conveyed by General Warranty deed from Dean S. Cambron by General Warranty Deed on December 15, 1997, deed book 10726, Pg. 240, Register's office for Davidson County, Tennessee to Newspaper Publishing, LLC. Newspaper Publishing LLC was administratively dissolved and terminated on September 28, 2001 and was converted to what is now known as Newspaper Publishing General Partnership with said general partners being, Gary Cunningham and Sarah M. Cunningham. Gary Cunningham died on December 2, 2014 and his 50% interest in this partnership was distributed to his wife and two children. With that distribution being made and agreed to by the heirs, now Newspaper Publishing LLC, also known as Newspaper Publishing General Partnership is owned by the following partners with the following ownership

percentages: Sarah M. Cunningham, 66.66%; Brian Cunningham, 16.67%; Anthony Cunningham, 16.67%

And now, **Newspaper Publishing, LLC, also known as Newspaper Publishing General Partnership, Grantor,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* its property interest into the following individuals with the following ownership percentages: **Sarah M. Cunningham, 66.66% interest held as tenant in common, Brian Cunningham, 16.67% interest held as tenant in common, and Anthony Cunningham, 16.67% interest held as tenants in common.** Furthermore, the **Estate of Gary Cunningham** hereby joins in quitclaiming any interest that it may have to the Grantors as well. This will be signified by signature of the administrator of the estate below, Sarah Cunningham. The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantors, **SARAH M. CUNNINGHAM, BRIAN CUNNINGHAM, ANTHONY CUNNINGHAM, on behalf of Newspaper Publishing, LLC also known as Newspaper Publishing General Partnership, and SARAH CUNNINGHAM, Administrator of the Estate of Gary Cunningham** has hereunto set their hand on this the 18 day of February ~~2019.~~ 2020

Sarah M. Cunningham
SARAH M. CUNNINGHAM on behalf of Newspaper Publishing, LLC, A/K/A Newspaper Publishing General Partnership

Sarah M. Cunningham
SARAH M. CUNNINGHAM, as administrator for the Estate of Gary Cunningham

Brian Cunningham
BRIAN CUNNINGHAM on behalf of Newspaper Publishing, LLC, A/K/A Newspaper Publishing General Partnership

Anthony Cunningham
ANTHONY CUNNINGHAM on behalf of Newspaper Publishing, LLC, A/K/A Newspaper Publishing General Partnership

STATE OF TN)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SARAH M. CUNNINGHAM on behalf of Newspaper Publishing, LLC, A/K/A Newspaper Publishing General Partnership,** the Grantor, 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 Sumner County, this 18th day of February ~~2019.~~ 2020

NOTARY PUBLIC

My Commission Expires: 3-8-2021

JAMES W. COBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TN)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRIAN CUNNINGHAM on behalf of Newspaper Publishing, LLC, A/K/A Newspaper Publishing General Partnership** the Grantor, 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 Sumner County, this 18 day of February 2019 2020.

NOTARY PUBLIC

My Commission Expires: 3-8-2021

JAMES W. COBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TN)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANTHONY CUNNINGHAM on behalf of Newspaper Publishing, LLC, A/K/A Newspaper Publishing General Partnership** the Grantor, 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 Sumner County, this 18th day of February 2019 2020.

NOTARY PUBLIC

My Commission Expires: 3-8-2021

JAMES W. COBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TN)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SARAH M. CUNNINGHAM as administrator for the Estate of Gary Cunningham,** 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 Sumner County, this 18th day of Feb. 2019 2020.

NOTARY PUBLIC

My Commission Expires: 3-8-2021

JAMES W. COBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TN)
COUNTY OF Sumner)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Sarah M. Cunningham
Affiant/Grantee: **Sarah M. Cunningham**

Subscribed and sworn to before me this 18 day of Feb., 2020 ~~2019~~.

NOTARY PUBLIC

My Commission Expires: 3-8-2021

JAMES W. COBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TN)
COUNTY OF Sumner)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Brian Cunningham
Affiant/Grantee: **Brian Cunningham**

Subscribed and sworn to before me this 18th day of Feb., 2020 ~~2019~~.

NOTARY PUBLIC

My Commission Expires: 3-8-2021

JAMES W. COBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TN)
COUNTY OF Sumner)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Anthony Cunningham
Affiant/Grantee: **Anthony Cunningham**

Subscribed and sworn to before me this 18th day of Feb., 2020 ~~2019~~.

NOTARY PUBLIC

My Commission Expires: 3-8-2021

JAMES W. COBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

True Copy Certification

I, James Cobb, 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 Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, [~~name of person making certification~~ James Cobb] 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: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY