This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Karen Johnson Davidson County
Batch# 609727 DEEDQC
04/07/2021 03:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210407-0046323

Return to: Own Up Settlement Services LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: OWN-TN-RF-834282

| Name and Address of New Owner: | Name and Address of Entity Responsible for Payment of Real Property Taxes | Tax Map Parcel No.: |
|---|---|---|
| Jacy T. Cunningham and<br>Jeffrey David Cunningham | Jacy T. Cunningham and<br>Jeffrey David Cunningham | 114080A01700CO |
| 300 Williams Court | 300 Williams Court | |
| Nashville, TN 37209 | Nashville, TN 37209 | |

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JACY TAYLOR CUNNINGHAM also known as JACY T. CUNNINGHAM and JEFFREY DAVID CUNNINGHAM, wife and husband, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JACY T. CUNNINGHAM and JEFFREY DAVID CUNNINGHAM, wife and husband, as joint tenants with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 300 Williams Court, Nashville, TN 37209, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Cedar Crest Subdivision, Phase 1 of record in Book 6900, Page 284, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Tax ID No.: 114080A01700CO

BEING the same which Jacy Taylor Cunningham a/k/a Jacy Taylor, a married woman herein joined by her spouse Jeffrey David Cunningham by Deed dated March 12, 2019 and recorded March 12, 2019 in the Office of the County Register of Deeds for the County of Davidson, State of Tennessee in Instrument No. 20190312-0022470 conveyed unto Jacy Taylor Cunningham and Jeffrey David Cunningham, Wfe and Husband, as Joint Tenants.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 300 Williams Court, Nashville, TN 37209.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1 day of April, 2021.

JACY TAYLOR CUNNINGHAM
also known as JACY T. CUNNINGHAM

STATE OF TENNESSEE
COUNTY OF Williamson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JACY TAYLOR CUNNINGHAM also known as JACY T. CUNNINGHAM, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 1 day of April, 2021.

Notary Public
My Commission expires: 9/23/24

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1 day of April, 2021.

JEFFREY DAVID CUNNINGHAM

STATE OF TENNESSEE
COUNTY OF Williamson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JEFFREY DAVID CUNNINGHAM, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 1 day of April, 2021.

Notary Public
My Commission expires: 9/23/24

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**VALUATION AFFIDAVIT**

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.

JACY T. CUNNINGHAM

JEFFREY DAVID CUNNINGHAM

Subscribed and sworn to before me this 1 day of April, 2021.

Notary Public
My Commission expires: 9/23/24

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, Melissa A. Lucas, 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.

Melissa A. Lucas
Signature

Commonwealth ~~State~~ of Pennsylvania

County of Montgomery

Personally appeared before me, **Michael R. Estelle**, a notary public for this county and state, **Melissa A. Lucas** 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: 03-19-2023
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499