(2)

QUITCLAIM DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch# 619995 DEEDQC
04/21/2021 10:15:18 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20210421-0053204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

Subscribed and sworn to before me, this the 15th day of April, 2021.

Notary Public

My Commission Expires: 1/3/22

KAREN HILLEBRAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP (CTH), 222 Second Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Dean Ray Cunningham 4011 Timothy Drive Nashville, Tennessee 37208	Same	P/O 069 00 0 083.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **DEAN RAY CUNNINGHAM, PAM VICK, PATRICIA HARDIN WHITAKER, SHIRLEY HARDEN SMITH**, the sole heirs at law of J.C. Hardin and wife, Ruth Irene Hardin (hereinafter, collectively the "Grantors"), hereby quitclaim and convey unto **DEAN RAY CUNNINGHAM** (hereinafter the "Grantee"), his heirs and assigns, all of their right, title and interest in and to all that tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 13th, formerly the 23rd, Civil District of said County and State, being part of lot No. 2 on the Plan of the Lands of W. J. Drake, deceased, as of record in Minute Book "J", pages 396 and 397, County Court for said County, described according to a survey made by Ralph W. C. Lambert, Surveyor, September 13, 1964, as follows:

Beginning at an iron pin at the southeast corner of the property conveyed to J. C. Hardin and wife, by deed from W. J. Walton and wife, of record in Book 3538, page 128, Register's Office for said County; thence North 85° 31' east 200 feet to an iron pin on the westerly margin of an undeveloped street; thence with same northwardly 105 feet; thence westwardly 200 feet to said Hardin's eastern boundary line; thence southwardly 102.7 feet to the beginning.

Being the same real property conveyed to J.C. Hardin and wife, Ruth Irene Hardin, by deed from W. J. Walton and wife, Grace Walton of record in Book 3816, page 94,

Register's Office for Davidson County, Tennessee. The said Ruth Irene Hardin having died on July 11, 1988 and the said J.C. Hardin having died on February 13, 1989, leaving Joyce Hardin Cunningham, Patricia Hardin Whitaker and Shirley Hardin Smith as their heirs at law. Further reference is hereby made to the Affidavit of Heirship of record in Book 9267, page 763, said Register's Office. Joyce Hardin Cunningham having since died on March 17, 2018, leaving Dean Ray Cunningham and Pam Vick as her sole heirs at law. Further reference is hereby made to the Affidavit of Heirship of record in Instrument No. 20210421-0053203, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed as of the 15th day of April, 2021.

GRANTOR:

Dean Cunningham

DEAN RAY CUNNINGHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared **DEAN RAY CUNNINGHAM**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 2021.

Karen Hylebrand

NOTARY PUBLIC

My Commission Expires: 1/3/22

KAREN HYLEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Signatures Continue on Following Page)

GRANTOR:

PAM VICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared **PAM VICK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 11-6-24

SAPRINA KENYETTA MILTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Signatures Continue on Following Page)

GRANTOR:

Patricia Hardin Whitaker
PATRICIA HARDIN WHITAKER

STATE OF MARYLAND
COUNTY OF BALTIMORE

Before me, the undersigned, of the state and county aforesaid, personally appeared **PATRICIA HARDIN WHITAKER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of March, 2021.

Susan C. Mcfaul
NOTARY PUBLIC

My Commission Expires: 9/24/23

(Signatures Continue on Following Page)



GRANTOR:

SHIRLEY HARDEN SMITH

STATE OF ALABAMA
COUNTY OF MOBILE

Before me, the undersigned, of the state and county aforesaid, personally appeared **SHIRLEY HARDEN SMITH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of April, 2021.

NOTARY PUBLIC

CLOYE P. BROWN
My Commission Expires
March 22, 2022

My Commission Expires: