This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Mary E Cunnnigham	Same	16004000300
486 Oakley Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Carol A Wernecke, a 25% interest** the grantor herein, does hereby Quitclaim and convey unto the said **Mary E. Cunningham, a single woman**, the Grantee herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 175 on the plan of Brentwood Hall, Section VI, as of record in Book 2331, page 20, Said Lot No. 175 fronts 110 feet on the north side of Oakley Drive and extends 187.4 feet on the west line and 180 feet on the east line to a dead line in the rear on which it measures 110.3 feet.

Being the same property conveyed to Mary E. Cunningham, as to a 25% interest, Carol A Wernecke, as to a 25% interest and Charlotte V. Robinson, married, as to a 50% interest, by Quitclaim Deed from Mattie E. Criswell, not married dated 07/15/06, filed 07/17/06 of record in instrument #20060717-0085517; by Quitclaim Deed from Mattie E. Croswell dated 06/07/2012, filed 01/15/13 of record in instrument #20130115-0004917 and by Quitclaim Deed from Seth E. Cunningham, dated 08/30/16, filed 08/31/16 of record in Instrument #20160831-0091412, all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 486 Oakley Drive, Nashville, TN 37220

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value which ever is greater for this transfer is $0.00

Subscribed and sworn to before me this the 22 day of April, 2021.

Affiant

My commission expires: 2/26/24

Notary Public

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

WITNESS, the said Grantor hereunder sets her hand and seal on this the 20 day of APR 2021.

CAROL A. WERNECKE

Karen Johnson Davidson County
Batch# 627513 DEEDQC
05/03/2021 12:50:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210503-0059074

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

STATE OF GA
COUNTY OF Cobb

Personally appeared before me, a Notary Public of said county and state, the within named **Carol A. Wernecke**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2021.

Christina Thai
Notary Public

My Commission Expires August 17, 2024

CHRISTINA THAI
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm Expires Aug. 17, 2024