Karen Johnson Davidson County
Batch# 712961 DEEDQC
09/10/2021 01:34:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210910-0121661

Return to:
SPRUCE
50 BROAD ST STE 704
NEW YORK NY 10004

Send Tax Notices to:
DREW CUNNINGHAM
REBECCA CUNNINGHAM
2014 12TH AVE S.
NASHVILLE, TN 37204

FILE NO. 114360033334

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DREW CUNNINGHAM REBECCA CUNNINGHAM	DREW CUNNINGHAM REBECCA CUNNINGHAM	105-09-0-221.00
2014 12TH AVE S. NASHVILLE, TN 37204	2014 12TH AVE S. NASHVILLE, TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DREW CUNNINGHAM AND REBECCA CUNNINGHAM, FORMERLY KNOWN AS, REBECCA SCHLEICHER, HUSBAND AND WIFE WHO ACQUIRED TITLE AS UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **DREW CUNNINGHAM, AND REBECCA CUNNINGHAM, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same property conveyed to Drew Cunningham, an unmarried man and Rebecca Schleicher, an unmarried woman, by deed from Phillip Hyde, an unmarried man, dated 3/31/2016 and recorded 4/06/2016 in Instrument No. 20160406-0032804, Register's Office of Davidson County, Tennessee.

Property known as, 2014 12TH AVE S., NASHVILLE, TN 37204

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21 day of Dec 20 20

DREW CUNNINGHAM

REBECCA CUNNINGHAM F/K/A
REBECCA SCHLEICHER

FKA
Rebecca Schleicher

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Derek Truelove of the state and county mentioned, personally appeared **DREW CUNNINGHAM** and **REBECCA CUNNINGHAM, F/K/A, REBECCA SCHLEICHER**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Notary Public
Printed Name Derek Truelove
My Commission Expires: 3-4-24

VALUATION AFFIDAVIT **SEE AFFIDAVIT OF VALUE ON PAGE 3**

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

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 21 day of Dec 20 20

Notary Public
My commission expires: 3-4-24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

State of Texas
County of Collin

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Printed Name: Nolan Ackerman
Closing Agent, Spruce Land Services, LLC

SWORN TO AND SUBSCRIBED before me, this 3rd day of September, 2021

PEYTON ROGERS
Notary Public, State of Texas
Comm. Expires 01-29-2025
Notary ID 132899167

NOTARY PUBLIC

SEAL

EXHIBIT A
Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of Lot No. 5 on the Plan of A. B. Hills Subdivision of the Plant Lands, as shown on plat of record in Book 332, Page 65, Register's office for Davidson County, Tennessee, and being described according to a survey made by John Kohl, Surveyor, dated July 9, 1971, as follows:

Said part of said Lot No. 5 fronts 51.70 feet on the easterly side of 12th Avenue South and is described as beginning at a point in the easterly margin of 12th Avenue South, as widened, at a point 52.00 feet southerly from the southerly margin of Caldwell Avenue; thence leaving the margin of 12th Avenue South, South 83 deg. 15' East 140.62 feet to a point in the westerly margin of an alley; thence with the margin of the same, South 6 deg. 30' East 52.00 feet to a point; thence North 83 deg. 15' West 142.15 feet to a point in the easterly margin of 12th Avenue South; as widened, thence with the margin of the same North 4 deg. 49' West 51.70 feet to the point of beginning.

Note: Being the same property conveyed to Drew Cunningham, an unmarried man, and Rebecca Schleicher, an unmarried woman, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Phillip Hyde, an unmarried man, dated 03/31/2016 and recorded 04/06/2016 in Instrument No. 20160406-0032804 in the Register's Office of Davidson County, Tennessee.

Parcel ID No.: 105-09-0-221.00

Tennessee Certification of Electronic Document

Date of Certification: 09/03/2021

I, CARSON COX, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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 on December 21, 2020 and authenticated according to law.

Signature
Carson Cox, Agent, Spruce Land Services, LLC

State of TEXAS

County of COLLIN

Personally appeared before me, Amber N Howe, a notary public for this county and
Notary's Name
state, CARSON COX, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 12/2/24

NOTARY'S SEAL

NOTARY PUBLIC STATE OF TEXAS
AMBER N HOWE
Notary ID #132805856
My Commission Expires
December 2, 2024