THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Megan Cunningham
3001 Hamilton Church Road, #513
Antioch, TN, 37013

Send Tax Bill to:
New Owner

Map-Parcel Number
00-163-4-A-513.00

State of Tennessee
County of _____

The Actual Consideration or
Value, whichever is greater,
for this transfer is $0.00.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value,
whichever is greater for this transfer is
$ _____ Affiant
Subscribed and sworn before me this the
2 Day of November, 2021
_____, Deputy Register

QUITCLAIM DEED

FOR AND IN THE CONSIDERTAION OF THE SUM OF TEN AND 00/100ths ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, we, **Karen W. Cunningham and Hubert Cunningham**, hereinafter called the Grantors, have bargained and sold, and by these do convey and quitclaim to **Megan Cunningham**, all of the grantor's interest in a certain parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

See attached "Exhibit A"

The real property is commonly known as **3001 Hamilton Church Road, #513, Antioch, TN, 37013**

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

IN WITNESS WHEREOF, the undersigned has executed this instrument this the 29 day of OCTOBER, 2021.

_____
Karen W. Cunningham

_____
Hubert Cunningham

Karen Johnson Davidson County
Batch# 747985 DEEDQC
11/02/2021 03:13:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211102-0146757

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen W. Cunningham and Hubert Cunningham,** the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of October, 2021.

Notary Public
My commission expires: My Commission Expires April 3, 2022

My Commission Expires
April 3, 2022

BENNETT R. LIEBERMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 513 of Hamilton Crossings Townhomes, a Planned Unit Development, as described according to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731, and Instrument No. 20060206-0014793, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Karen W. Cunningham and Hubert Cunningham, wife and husband, by Warranty Deed from Stephanie Love and Benjamin Love, married, dated 08/12/2016, of record in Instrument No. 20160816-0085539, Register's Office for Davidson County, Tennessee.

(Value or consideration shown in aforementioned deed $135,000.00.)