QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 764498 **DEEDQC**
12/01/2021 01:15:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211201-0158911

Y-SB-SYN-21-02246 KN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/5/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Allyson Witters Cundiff	**Same**	
(NAME)	(NAME)	**131-01-0U-002.00-CO**
2246 Castleman Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLYSON WITTERS CUNDIFF AND JOHN BROADBENT CUNDIFF,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLYSON WITTERS CUNDIFF, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of 2244 Castleman Cottages, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20140613-0051683, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Cundiff and wife, Allyson Cundiff by Warranty deed from JNBW Properties, LLC of record in Instrument No. 20160329-0029168 Register's Office for Davidson County, Tennessee, dated March 22, 2016 and recorded on March 29, 2016. The said John Cundiff, a/k/a John Broadbent Cundiff, and Allyson Cundiff, a/k/a Allyson Witters Cundiff, have since divorced.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2246 Castleman Drive, Nashville, Tennessee 37215**.

Witness my/our hand(s) this the 23 day of November, 2021.

Allyson Witters Cundiff

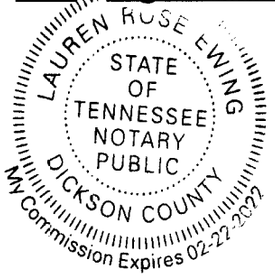
John Broadbent Cundiff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLYSON WITTERS CUNDIFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 of November, 2021.

Notary Public
My Commission Expires: 2/22/22
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN BROADBENT CUNDIFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 of November, 2021.

Notary Public
My Commission Expires: 2/22/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212