Karen Johnson Davidson County
Batch# 764931 DEEDQC
12/02/2021 08:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211202-0159414

New Owner

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**CHURCHILL TITLE SOLUTIONS** 4501 Charlotte Park Drive Suite 120 Charlotte, NC 28217	Hubert D. Cunningham, Karen W. Cunningham and Rachel Leah Herrera 510 Thomas Jefferson Cir. Madison, TN 37115

Order Number: CTSL-BC1068TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Hubert D. Cunningham and Karen W. Cunningham, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Hubert D, Cunningham and Karen W. Cunningham, Husband and Wife, and Rachel Leah Herrera, a single woman,** whose address is 510 Thomas Jefferson Cir., Madison, TN 37115, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit No. 34 on the Plan of Monticello Manor, of record in Plat Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 034 05 0A 034.00
Street address of property: 510 Thomas Jefferson Cir., Madison, TN 37115

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20180717-0069578 in the Register's Office, Davidson County, Tennessee.

Signed this 23 day of Nov, 2021.

Signature of Grantors:

Hubert D. Cunningham

Karen W. Cunningham

STATE OF TN, COUNTY OF Dyer, SS:

BE IT REMEMBERED That on this 23 day of Nov, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Hubert D. Cunningham and Karen W. Cunningham known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

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

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 034 05 0A 034.00
Street address of property: 510 Thomas Jefferson Cir., Madison, TN 37115

Oath of Consideration

I or we, Robert D. Cunningham, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $0.

Signed this 23 day of March, 2021.

Signatures of Affiant(s):

Robert D. Cunningham

Sworn and subscribed before me this 23 day of March, 2021.

Notary Public

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

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 34 on the Plan of Monticello Manor, of record in Plat Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.Being the same property as conveyed from Brenda Gaughf to Ivan Herrera and Rachel Herrera as set forth in Deed Instrument #20140411-0030375 dated 03/19/2014, recorded 04/11/2014, DAVIDSON County,TENNESSEE.034-05-0-A-034.00-CO

Parcel ID:034 05 0A 034.00

Commonly known as 510 Thomas Jefferson Cir, Madison, TN 37115
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20180717-0069578 in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Ana Patricia Gomez, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 23 2021.

Date

Ana Gomez

Affiant Signature

11/30/2021

Date

State of Nc

County of Mecklenburg

Sworn to and subscribed before me this 30 day of November, 20 21.

Amanda Simpson

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)