Name and Address of New Owner:
Chanin Fitzgerald Cunningham
409 Bell Road
Nashville, TN 37217

Send Tax Bills To:
Chanin Fitzgerald Cunningham
409 Bell Road
Nahville, TN 37217

This Instrument Prepared By:

Tennessee Title Services LLC
7000 Executive Center Dr
290
Brentwood, TN 37027

Map & Parcel No: 149-08-0-028.00

Karen Johnson Davidson County
Batch# 804402 DEEDQC
02/11/2022 01:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220211-0016157

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Anna Claire Cunningham, n/k/a Anna Claire Cunningham Pescador, as to 10% ownership interest as tenant in common**, "the Grantors," convey and quitclaim unto **Chanin Fitzgerald Cunningham**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part Lot No. 16 on the Plan of Dorhill Acres, Section Two of record in Book 2331, Page 144, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and Except that portion of the above described property conveyed to the Tennessee Department of Transportation in Book 9600, Page 383 in the Register's Office for Davidson County, Tennessee and further described as follows:

Beginning at the point of intersection of the existing West margin of Bell Road and the North boundary of the Harold B. Sawyer, etux property; thence with said North boundary North 85 degrees 45 minutes 05 seconds West 16 feet, more or less to a point, said point being 40.00 feet left of Bell Road proposed centerline station 113+33.24; thence with the proposed West margin of said road North 05 degrees 00 minutes 49 seconds East 195.130 feet to a point, said point being 40.00 feet left of Bell Road proposed centerline station 115+28.37; thence with the South boundary of the Douglas Burnette property South B5 degrees 21 minutes 02 seconds East 15 feet, more or less to a point; thence with said existing margin Southerly 195 feet, more or less to the point of beginning and containing 2,956 square feet.

Being the same property conveyed to Rex Fitzgerald and wife, Gayle M. Fitzgerald, by Warranty Deed from James W. Hall and Roger Finholt of record in Book 3161, Page 275, Register's Office for Davidson County, Tennessee, dated November 2, 1960 and recorded on November 28, 1960.

The said Rex Fitzgerald and Gayle M. Fitzgerald having since been divorced by Final Decree of Divorce on the 25th day of September, 1995, in the Second Circuit Court for Davidson County, Tennessee, Docket No. 94D-1002, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement, with all rights, hereditaments, and appurtenances thereunto appertaining.

Being the same property conveyed to Gayle M. Fitzgerald by Quitclaim Deed from Rex Fitzgerald of record in Book 10235, page 80, Register's Office for Davidson County, Tennessee, dated October 15, 1996 and recorded on October 23, 1996. (Value or consideration shown in aforementioned deed $0.00.),

Being the same property conveyed to Caleb Joseph Cunningham, a ten percent (10%) ownership interest as tenant in common by Quitclaim Deed from Gayle M. Fitzgerald of record in Instrument No. 20100524-0039875 Register's Office for Davidson County, Tennessee, dated May 16, 2010 and recorded on May 24, 2010. (Value of consideration shown in aforementioned deed $0.00.),

Being the same property conveyed to Elijah Cole Cunningham, a ten percent (10%) ownership, as tenant in common by Quitclaim Deed from Gayle M. Fitzgerald of record in Instrument No. 20100524-0039876 Register's Office for Davidson County, Tennessee, dated May 16, 2010 and recorded on May 24, 2010. (Value of consideration shown in aforementioned deed $0.00.),

Being the same property conveyed to Hannah Camille Cunningham, a ten percent (10%) ownership interest as tenant in common by Quitclaim Deed from Gayle M. Fitzgerald of record in Instrument No. 20100524-0039877 Register's Office for Davidson County, Tennessee, dated May 16, 2010 and recorded on May 24, 2010. (Value of consideration shown in aforementioned deed $0.00.),

Being the same property conveyed to Anna Clarie Cunningham, a ten percent (10%) ownership interest as tenant in common by Quitclaim Deed from Gayle M. Fitzgerald of record in Instrument No. 20100524-0039878 Register's Office for Davidson County, Tennessee, dated May 16, 2010 and recorded on May 24, 2010. (Value of consideration shown in aforementioned deed $0.00.),

Being the same property conveyed to Chanin Fitzgerald Cunningham, a ten percent (10%) ownership as tenant in common by Quitclaim Deed from Gayle M. Fitzgerald of record in Instrument No. 20100524-0039879 Register's Office for Davidson County, Tennessee, dated May 16, 2010 and recorded on May 24, 2010. (Value of consideration shown in aforementioned deed $0.00.),

Being the same property conveyed to Ronald Eric Cunningham, a ten percent (10%) ownership as tenant in common by Quitclaim Deed from Gayle M. Fitzgerald of record in Instrument No. 20100524-0039880 Register's Office for Davidson County, Tennessee, dated May 16, 2010 and recorded on May 24, 2010. (Value of consideration shown in aforementioned deed $0.00.),

Being the same property conveyed to Chanin Fitzgerald Cunningham by Quitclaim Deed from Gayle M. Fitzgerald of

record in Instrument No. 20141112-0104415 Register's Office for Davidson County, Tennessee, dated November 09, 2014 and recorded on November 12, 2014. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 409 Bell Rd. Nashville, TN 37217.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 2nd day of December, 2021.

Anna Claire Cunningham Pescador
(SEAL)
Anna Claire Cunningham Pescador

STATE OF Virginia COUNTY OF Loudon

On this 2nd day of December, 2021, before me personally appeared Anna Claire Cunningham Pescador, f/k/a Anna Claire Cunningham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of December, 2021.

Notary Signature
My commission expires: 11/30/2025

Matthew Papcun
REGISTRATION NUMBER
7910259
COMMISSION EXPIRES
November 30, 2025

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

XXXXXXXXXXXXXXXXXX
Affiant

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of December, 2021.

Notary Signature
My commission expires:

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 12/2/2021.

Affiant Signature

1/14/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/14/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON