QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 807898 DEEDQC
02/17/2022 02:27:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220217-0018704

File No.: RES-22-5817

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 16th DAY OF February, 2022.

Notary Public

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

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Cunningham	NEW OWNER	163 16 0A 009.00 CO
(NAME)	(NAME)	
1148 Woodbury Falls Ct Nashville, TN 37221		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Family Tradition, LLC, a Tennessee Limited Liability Company** , herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BENJAMIN C. CUNNINGHAM, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs 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 No. 109 as shown on the Plan of Phase One, Provincetown, a Horizontal Property Regime, filed as Exhibit "A-l" to and established by the Declaration of record in Instrument No. 20031119-0168785, as Supplemented in Instrument No. 20050609-0066104, Instrument No. 20060825-0105504, and Instrument No. 20080812-0082993, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in Declaration, reference to which is hereby made for a more complete and detained description of the Unit and Townhomes, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Benjamin C. Cunningham, a single man, from Fahim Eryan, by Warranty Deed dated September 18, 2018, recorded September 24, 2018, in Instrument No. 20180924-0094401, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Family Tradition, LLC, a Tennessee Limited Liability Company, from Benjamin C. Cunningham, a single man, by Quitclaim Deed dated January 25, 2019, recorded January 31, 2019, in Instrument No. 20190131-0009364, in the Register's Office of Davidson County, Tennessee.

This is **improved** property, known as 5817 Monroe Crossing, Antioch, TN 37013
(House Number) (Street) (City or Town) (State) (Postal Zip)

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/our hand(s) this 16th day of February, 2022.

Family Tradition, LLC, a Tennessee Limited Liability Company

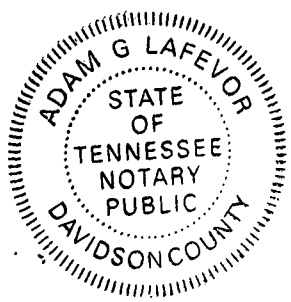
By: _____
Benjamin C. Cunningham, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Benjamin C. Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Family Tradition, LLC, the within named bargainor, a Limited Liability Company, and that such Benjamin C. Cunningham as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and official seal, this 16th day of February, 2022.

_____
Notary Signature
My commission expires: 3/6/24



RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171