ADDRESS NEW OWNER:

Sharon M. Cummings
208 54th Avenue North
Nashville, TN 37219

RESPONSIBLE FOR TAX PAYMENT:

Sharon M. Cummings
208 54th Avenue North
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 844839 DEEDQC
04/25/2022 11:11:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220425-0047223

TAX MAP-PARCEL NUMBERS 103-3-277

QUTCLAIM DEED

FOR AND IN CONSIDERATION of the sum of $10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sharon M. Cummings and Clifford Cockerham (hereinafter, "Grantors") do hereby transfer and convey unto Sharon M. Cummings (hereinafter, "Grantee"), all of Grantors' rights, title and interest in the following real property:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Fifty-Fourth Avenue North Subdivision of record in Book 8250, Page 412, Register's Office for said County.

SAID Lot No. 2 fronts 68.34 feet pf the northeasterly margin of Fifty Fourth Avenue North and extends back 136.68 feet on the northerly line and 127.00 feet on the southeasterly line to a dead line in the rear, measuring 39.70 feet thereon.

BEING the same property conveyed to Johnny Dyer and wife, Myrtle Dyer by deed from Henry Hood and wife, Sarah Hood of record in Book 9825, Page 161, Register's Office for Davidson County, Tennessee. The said Johnny Dyer having since died on March 19, 1997; Thereby leaving Myrtle Dyer as surviving tenant by the entirety.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 8250, Page 412, said Register's Office, which Plan shows a minimum building setback line to be determined by Metro Department of Zoning Regulations and 20 foot easement for sanitary sewer purposes across the southerly front corner line (s) of said lot; Mortgage Loan Inspection by John Kohl & Co., P.C. dated July 21, 1998 discloses that the concrete drive encroaches the 20' sanitary sewer easement.

This is improved property, known as: 208 54th Avenue North, Nashville, TN 37219

C.C.
A.M.C.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

Grantors make no warranties as to the state of the title to the property, but acquit any claim that Grantors have to said property and for that purpose make this conveyance to Grantee.

This instrument has been prepared solely upon information provided by the parties, and without the benefit of a title search.

WITNESS THE EXCUTION HEREOF this 17 day of February 2022.

Sharon M. Cummings

Clifford Cockerham

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 14th day of ~~February~~ March 2022. before me the undersigned authority, personally appeared SHARON M. CUMMINGS, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the forgoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 10/02/2023

Tracy L. Umeda
Notary Public

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF FLORIDA)

COUNTY OF MARION)

On this day of February 2022. Cockerham before me the undersigned authority, personally appeared CLIFFFORD ~~CUNNINGHAM~~. to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the forgoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3-13-2022

Notary Public

STEPHEN A. CARDASSI
Notary Public, State of Florida
Commission# GG 195355
My comm. expires Mar. 13, 2022

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $10.00 together with such other good and valuable consideration as provided for in a Martial Dissolution Agreement executed by the parties in connection with a pending action for divorce.

Sharon M. Cummings, Affiant

Sworn and subscribed before me on the 14th day of ~~September~~ March 2022.

My Commission Expires: 10/02/2023

Tracy L. Umeda
Notary Public

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by Francis King,
Law Offices of Francis King
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Suite 300, Nashville, TN 37215 (615) 385-1654