Karen Johnson Davidson County
Batch# 849716 DEEDQC
05/02/2022 02:28:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20220502-0050847

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock, LLC
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Cynthia J. Cunningham and Michael E. Cunningham
5986 Pettus Rd., Antioch, TN 37013

Real Estate Tax ID Number: **18200020600**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

72132324
8249522

QUITCLAIM DEED

Under T.C.A. Section 66-5-103(B)(2)

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 11th day of April, 20 22, by and between **Michael E. Cunningham and Cynthia J. Cunningham, Trustees of the Michael E. Cunningham and Cynthia J. Cunningham Living Trust, dated September 26, 2013,** whose post office address is **5986 Pettus Rd., Antioch, TN 37013,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Cynthia J. Cunningham and Michael E. Cunningham, wife and husband, Joint Tenants with the Right of Survivorship,** whose post office address is, **5986 Pettus Rd., Antioch, TN 37013,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

DR1 72132324QC202010208

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 5986 Pettus Rd., Antioch, TN 37013

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 72152324QC202010308

The Michael E. Cunningham and Cynthia J. Cunningham Living Trust, dated September 26, 2013

Michael E. Cunningham Trustee by

By: _____ Attorney in Fact (SEAL)

Michael E. Cunningham

Trustee

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Michael E. Cunningham, Trustee**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Karen R. Campbell

Notary Public

Name: Karen R. Campbell

Commission Expiration Date: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

DRJ 7213232/GC20210408.

The Michael E. Cunningham and Cynthia J. Cunningham Living Trust, dated September 26, 2013

By: _____ Trustee (SEAL)
Cynthia J. Cunningham
Trustee

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Cynthia J. Cunningham, Trustee,** the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Karen R. Campbell

Notary Public

Name: Karen R. Campbell

Commission Expiration Date: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

DR1 72132324QC2020105O8.

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson to wit:

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

Cynthia J. (SEAL)

Cynthia J. Cunningham

Subscribed and sworn to before me on this the 11th day of April, 20 22

Karen R. Campbell
Notary Public

NAME: Karen R. Campbell

My Commission Expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

DR1 72132324QC2202060

EXHIBIT A

Legal Description:

Tax Id Number(s): 18200020600

Land situated in the County of Davidson in the State of TN

All that tract or parcel of land in Davidson County, Tennessee, more particularly described:

Land in Davidson County, Tennessee, and described according to survey prepared by Allen Trumbro, RLS No. 1127, Land Surveying Consultants, 610 West College Street, Ste. 145, Murfreesboro, TN 37130, as follows:

Beginning at an iron rod situated in the easterly margin of Pettus Road, said point being 450 feet, more or less, north of the intersection of Old Hickory Boulevard in the 31st Councilmatic District of Nashville, Davidson County, Tennessee.

Thence, with said road and around a curve having a central angle of 03 deg., 14 min. 58 sec, a radius of 4408.02 feet, a length of 250.00 feet and a chord which bears N 05 deg., 49 min. 41 sec., W for a distance of 249.97 feet to an iron rod in the southerly line of the property conveyed to Diane Woolfolk, of record in Book 11459, page 426, Register's Office for Davidson County, Tennessee;

Thence, leaving said road, N 83 deg., 38 min. 22 sec. E, a distance of 435.54 feet to an iron rod;

Thence, S 73 deg. 00 min. 59 sec. E a distance of 491.88 feet to an iron rod;

Thence S 08 deg. 57 min. 43 sec. E a distance of 105.42 feet to an iron rod;

Thence S 61 deg. 35 min. 05 sec. W a distance of 190.00 feet to an iron rod;

Thence S 87 deg. 57 min. 35 sec. W a distance of 252.72 feet to an iron rod;

DR1 72132324QC202010708

Thence N 83 deg. 57 min. 06 sec. W a distance of 477.31 feet to the point of beginning and containing 5.63 acres of land, more or less.

Parcel Identification Number: 18200020600
Commonly Known As: **5986 Pettus Rd., Antioch, TN 37013**

Being the same property conveyed to Michael E. Cunningham and Cynthia J. Cunningham, Trustees of the Michael E. Cunningham and Cynthia J. Cunningham Living Trust, dated September 26, 2013, by deed dated November 7, 2015 of record in Deed Instrument/Case No. 20151116-0116014, in the County Clerk's Office.

DR1 72132324QC202010708

Tennessee Certification of Electronic Document

I, Ryan Lanzotti, 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 4/11/2022 (date of document).

Affiant Signature

Apr 13, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 13 day of April, 2022

Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026