Karen Johnson Davidson County
Batch# 939876 DEEDQC
11/10/2022 08:51:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221110-0120451

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm 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 voluntary sale.

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2024

Affiant: _____

Subscribed and sworn before me, this the 3rd day of November, 2022.

Notary Public: _____
My Commission Expires: _____

ADDRESS OF NEW OWNER:
Don & Rosemary Cunningham
8859 McCory Lane
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
155-14-0-001.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JESSICA C. MANGRUM, TRUSTEE OF THE TWINS TRUST DATED 19TH DAY OF MARCH 2010**, (hereinafter referred to as "**GRANTORS**") does quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **DON CUNNINGHAM AND WIFE, ROSEMARY CUNNINGHAM**, (hereinafter referred to as "**GRANTEE**") his heirs and assigns, in and to the following described tract of land:

Being Lot No. 1 on the Final Plat of Chaffin Subdivision No. 5, of record in Instrument No. 20000331-0032265, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Jessica C. Mangrum, Trustee of the Twins Trust dated 19th day of March 2010, dated September 24, 2019, of record in Instrument No. 20190927-0098570, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **8859 McCory Lane, Nashville, TN 37221**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 3 day of November, 2022.

Jessica C. Mangrum Trustee of The Twins Trust dated 3-19-2010

JESSICA C. MANGRUM, TRUSTEE OF THE TWINS TRUST DATED 19TH DAY OF MARCH 2010

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jessica C. Mangrum, **with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Trustee of The** Twins Trust dated 19th day of March 2010, **the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of The** Twins Trust dated 19th day of March 2010, **by the said** Jessica C. Mangrum, **as such Trustee.**

Witness my hand and official seal at office, this 3rd day of November, 2022.

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

NOTARY PUBLIC

My Commission Expires: