Karen Johnson
Batch # 1077668
12/04/2023 09:35:01 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20231204-0093157

New Owner: (send tax bills to this address)	Kay R. Cunningham as Trustee of the Kay R. Cunningham Revocable Trust 816 Lewis Court Madison, TN 37115	Instrument Prepare Aaron Fletcher Law Office of Aaror 4205 Gallatin Road Nashville, TN 37216
Map & Parcel:	**051 10 0E 016.00**	

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is ZERO DOLLARS ($0.00).

Kay R. Cunningham, Grantor/Affiant

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 17 day of NOVEMBER, 2023.

Notary Public

09/07/26
My commission expires

QUITCLAIM DEED

For and in consideration of ZERO DOLLARS ($0.00) paid by the Grantee, KAY R. CUNNINGHAM as TRUSTEE OF THE KAY R. CUNNINGHAM REVOCABLE TRUST, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, KAY R. CUNNINGHAM (an unmarried woman), Grantor, agree that Grantor is lawfully seized and possessed of the land described below in fee simple, and I hereby convey to Grantee any and all of Grantor's interest in that land, subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, liabilities, and all other obligations of record or held by Grantor:

> Land in Davidson County, Tennessee, known as 816 Lewis Court, Madison, Davidson County, Tennessee, being Unit number 16 of Oakland Trace Condominiums, Phase III, created under Tennessee Code Annotated Title 66, Chapter 27, Section 101 et seq., as amended, and as established by Master Deed of record in Book 7506, Page 623, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to this Unit, as set forth in the aforementioned Master Deed. Reference is made to the Plat of Oakland Trace, Phase III, as shown of record in Book 7506, Page 640, said Register's Office, for a more complete description.
>
> Being the same property conveyed on March 1, 2010, to MARK J. CUNNINGHAM and WIFE KAY R. CUNNINGHAM by Warranty Deed from EMILY MAINES DRISCOLL, MELISSA MAINES CARTER, STEPHANIE MAINES ROTH, and

ROY M. MAINES, JR., of record as instrument number 20100308-0017580 in the Register's Office of Davidson County, Tennessee, Mark J. Cunningham having died on March 23, 2021.

This improved property has the address of 816 Lewis Court Madison Tennessee 37115 and the Map and Parcel ID of 051 10 0E 016.00.

This Quitclaim Deed conveys to Grantor KAY R. CUNNINGHAM a **LIFE ESTATE** in the real property described above.

By affixing my signature below, I execute the foregoing Quitclaim Deed:

Kay R. Cunningham



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 17 day of NOVEMBER, 2023, before me personally appeared **Kay R. Cunningham,** known to me to be the person described in and who executed the foregoing Quitclaim Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public

09/07/26
My commission expires