Prepared By:
Denise Cunningham

After Recording Return To:
Denise Cunningham
312 West Hill Street
Decatur, Georgia 30030

Karen Johnson Davidson County
Batch # 1110833 DEEDQC
03/13/2024 01:25:43 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240313-0017436

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 12, 2024 THE GRANTOR(S),

Leroy Cunningham ("Grantor"), a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Leroy Cunningham
Denise Cunningham, ("Grantee") a single person, residing at 312 W Hill Street, Decatur, Dekalb County, Georgia 30030

the following described real estate, situated in Madison, in the County of Davidson, State of Tennessee

The legal description is: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described

real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 052 08 0 038.00

Mail Tax Statements To:
Leroy Cunningham/ New Owner
1208 Blackfoot Ct
Madison, Tennessee 37115

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 3-12-2024

Leroy Cunningham

Leroy Cunningham
1208 Blackfoot Court
Madison, Tennessee, 30030

STATE OF TENNESSEE, COUNTY OF Rutherford, ss:

On this 12 day of March, 2024, before me personally appeared Leroy Cunningham, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

STEFANY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

Senior Banker
Title (and Rank)

My commission expires 10/05/2026

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Affiant's Name: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 **, Affiant**
Subscribed and sworn before me this the
13 **Day of** March **, 20**24**.**
, Deputy Register

Exhibit 4 #11

Davidson County, TN
Assessor of Property

GENERAL PROPERTY INFORMATION

Map & Parcel: 052 08 0 038.00
Current Owner: CUNNINGHAM, LEROY
Mailing Address: 1208 BLACKFOOT CT
MADISON, TN 37115
Zone: 6
Neighborhood: 6926

Location: 1208 BLACKFOOT CT
Land Area: 0.34 Acres
Most Recent Sale Date: 08/10/2018
Most Recent Sale Price: $0
Deed Reference: 20180820-0082123
Tax District: GSD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2023
Land Value: $66,500
Improvement Value: $152,200
Total Appraisal Value: $218,700

Assessment Classification*: RES
Assessment Land: $16,625
Assessment Improvement: $38,050
Assessment Total: $54,675

LEGAL DESCRIPTION

LOT 52 SEQUOIA VALLEY SEC. 2

Map & Parcel: 052 08 0 038.00

IMPROVEMENT ATTRIBUTES - **Card 1 of 1**

Building Type: SINGLE FAM
Year Built: 1971
Square Footage: 1,586
Number of Living Units: 1
Building Grade: C
Building Condition: Average

Rooms: 7
Beds: 3
Baths: 1
Half Bath: 1
Fixtures: 7

Exterior Wall: BRICK/ FRAME
Frame Type: RESD FRAME
Story Height: SPLIT-LEVEL
Foundation Type: SLAB
Roof Cover: ASPHALT

*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.