Karen Johnson
Batch # 1202279
11/06/2024 10:35:21 AM
Fees: $12.00 Taxes: $0.00
Davidson Count
DEEDQ
2 pg
20241106-0086212

This instrument prepared by
MCDONALD, LEVY & TAYLOR, PLLC
10805 Kingston Pike
Knoxville, Tennessee 37934
Map & Parcel No. 105 14 0C 059.00

QUIT CLAIM DEED

THIS CONVEYANCE is made on the 4th day of November, 2024 by LESLIE BRITTAIN CUNNINGHAM, and wife, SUSAN WHITE CUNNINGHAM, Grantors, to LESLIE BRITTAIN CUNNINGHAM, and wife, SUSAN WHITE CUNNINGHAM, TRUSTEES of THE CUNNINGHAM REVOCABLE LIVING TRUST, Grantee.

WITNESSETH: That the Grantors, for and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim unto THE CUNNINGHAM REVOCABLE LIVING TRUST, dated the 4th day of November, 2024, the Grantee, all of their interest in the described real estate, commonly known as 2312 Knowles Avenue, Nashville, TN 37204, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 2312 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of the Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070525-0062832, Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office of Davidson County, Tennessee , including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.
>
> Being the same property conveyed to Susan Cunningham and Les Cunningham, wife and husband, by Warranty Deed from Neil D. Woodward of record in Instrument No. 20211103-0147154 Register's Office for Davidson County, Tennessee, dated October 28, 2021 and recorded on November 3, 2021.

IN WITNESS WHEREOF, the Grantors hereunder set their hand the day and year first above written.

LESLIE BRITTAIN CUNNINGHAM

SUSAN WHITE CUNNINGHAM

STATE OF TENNESSEE)
) ss.
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, the within named bargainer, LESLIE BRITTAIN CUNNINGHAM and SUSAN WHITE CUNNINGHAM, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of November, 2024.

NOTARY PUBLIC

My Commission Expires: 07/06/2026

JOY M. WILSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/06/2026 KNOX COUNTY

****

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ -0-.

Leslie Brittain Cunningham, Affiant

Sworn to and subscribed before me on the 4th day of November, 2024.

Notary Public

My Commission Expires: 07/06/2026

RESPONSIBLE TAXPAYER *
AND PROPERTY OWNER: *
Les & Susan Cunningham, Trustees *
12424 Somersworth Dr. *
Knoxville, TN 37934 *

THE PREPARER OF THIS DEED HAS NOT CONDUCTED A TITLE SEARCH, AND MAKES NO REPRESENTATION CONCERNING VALIDITY OF TITLE.

JOY M. WILSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/06/2026 KNOX COUNTY