Karen Johnson Davidson County
Batch# 1217603 DEEDQC
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Fees: $22.00 Taxes: $0.00
20241218-0098041

THIS INSTRUMENT PREPARED BY:
Joel S. Stampley
BELCHER SYKES HARRINGTON, PLLC
320 Seven Springs Way – Suite 100
Brentwood, TN 37027
(615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
James Robert Cunningham and Julie Marie DeMartini	SAME	Map: 060-12-0 Parcel: 113.00 12DZ 07770
200 Hart Lane		
Nashville, TN 37207		

EXECUTOR'S QUITCLAIM DEED

WHEREAS, on April 29, 1994, **JAMES G. PAPPAS** and wife, **HENRIETTA S. PAPPAS,** conveyed their interest in certain real property located at 200 Hart Lane, Nashville, Tennessee 37207 (the "Property") to **JAMES WILLIAM CUNNINGHAM** and wife, **JUDY F. CUNNINGHAM,** by deed dated April 29, 1994, of record in Book 9340, page 912, Register's Office for Davidson County, Tennessee;

WHEREAS, JAMES WILLIAM CUNNINGHAM and wife, **JUDY F. CUNNINGHAM,** owned the Property as tenants by the entirety;

WHEREAS, JAMES WILLIAM CUNNINGHAM died on June 17, 2015. Upon the death of **JAMES WILLIAM CUNNINGHAM, JUDY F. CUNNINGHAM** became the sole owner of the Property;

WHEREAS, JUDY F. CUNNINGHAM died testate on March 24, 2024.

WHEREAS, the Last Will and Testament of **JUDY F. CUNNINGHAM** was admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, on July 12, 2024 (Docket No. 24P1417), and **JAMES ROBERT CUNNINGHAM** was appointed to serve as the Executor of the **ESTATE OF JUDY F. CUNNINGHAM.**

WHEREAS, the beneficiaries of **JUDY F. CUNNINGHAM**'s Last Will and Testament were her two (2) children, **JAMES ROBERT CUNNINGHAM** and **JULIE MARIE DEMARTINI.** As a result of the provisions of **JUDY F. CUNNINGHAM**'s Last Will and Testament, **JAMES ROBERT CUNNINGHAM** and **JULIE MARIE DEMARTINI** are now the owners of the Property.

NOW THEREFORE, FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **JAMES ROBERT CUNNINGHAM**, Executor of the **ESTATE OF JUDY F. CUNNINGHAM** (the "Estate"), do hereby convey to **JAMES ROBERT CUNNINGHAM** and **JULIE MARIE DEMARTINI**, all of the Estate's right, title, and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County Tennessee, being part of Lot No. 14 on the Plan of Joywood Heights, Section III, of record, described according to a survey made by W.W. Turner Company, Engineers, January 14, 1948, as follows:

Beginning at a point in the northerly margin of Capitol View Avenue, 7.8 feet west of the common corner of Lots Nos. 13 and 14, being the southeast corner of the property conveyed to William J. Grossholz and wife, by deed from T.W. Street and wife, of record in Book 2198, page 165, Register's Office for said County; thence with the easterly line of said Grossholz' property North 4 degrees 30 minutes East, 202 feet more or less to a point 125 feet east of the land between Lots No. 14 and 15, and being in the south line of the Charles B. McGow property; thence South 85 degrees 30 minutes East 16 feet to appoint, 141 feet east of the line between Lots Nos. 14 and 15' thence North 4 degrees 30 minutes East along the easterly line of the property conveyed to Charles B. McGow by deed of record in Book 2297, page 335, Register's Office for said County, 356 feet more or less to a point in the new right of way line of Hart Lane; thence South 83 degrees 30 minutes East, 82 feet to the common corner of Lots Nos. 13 and 14; thence with the line between said two lots, South 13 degrees 20 minutes West 562.5 feet more or less to the northerly margin of Capitol View Avenue; thence with the said margin of said Avenue, in a westerly direction 7.8 feet to the beginning.

Being the same Property conveyed James William Cunningham and wife, Judy F. Cunningham, by deed from James G. Pappas and wife, Henrietta S. Pappas dated April 29, 1994, of record in Book 9340, page 859, Register's Office for Davidson County, Tennessee. James William Cunningham and wife, Judy F. Cuningham, owned the Property as tenants by the entirety, until the death of James William Cunningham on June 17, 2015. Upon the death of James William Cunningham, Judy F. Cunningham became the sole owner of the Property. Judy F. Cunningham died testate on March 24, 2024. The Last Will and Testament of Judy F. Cunningham was admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, on July 12, 2024 (Docket No. 24P1417), and James Robert Cunningham was appointed to serve as the Executor of the Estate of Judy F. Cunningham. The beneficiaries of Judy F. Cunningham's Last Will and Testament were her two (2) children, James Robert Cunningham and Julie Marie DeMartini. As a result, James Robert Cunningham and Julie Marie DeMartini are now the owners of the Property.

Subject to any and all plats, easements, restrictions, and other matters of record.

This is improved property, known as 200 Hart Lane, Nashville, TN 37207.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of December, 2024.

ESTATE OF JUDY F. CUNNINGHAM

By: _____
James Robert Cunningham, Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JAMES ROBERT CUNNINGHAM, in his capacity as Executor of the ESTATE OF JUDY F. CUNNINGHAM,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of the **ESTATE OF JUDY F. CUNNINGHAM.**

Witness my hand, at office in Nashville, Tennessee, on this the 17th day of December, 2024.

_____
Notary Public

My commission expires: May 3, 2027.

JOEL SHEPHERD STAMPLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $ - 0 - .

_____
Affiant

Sworn to and subscribed before me this
17th day of December, 2024.

_____
Notary Public
My commission expires: May 3, 2027.

JOEL SHEPHERD STAMPLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

CERTIFICATE OF AUTHENTICITY

I, Joel S. Stampley, do hereby make oath that I am a licensed attorney and/or the custodian or 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 December 17, 2024.

December 17, 2024
Date

Joel S. Stampley

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of December, 2024.

Notary Public

LINDA J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My commission expires:

03/03/2026