THIS INSTRUMENT PREPARED WITH INFORMATION PROVIDED BY THE EXECUTOR
NO TITLE SEARCH HAS BEEN MADE OR REQUESTED
NO TAX ADVICE HAS BEEN GIVEN

Karen Johnson Davidson County
Batch # 1229558 DEEDQC
01/23/2025 10 51 19 AM 3 pgs
Fees $17 00 Taxes $0 00
20250123-0005286

THIS INSTRUMENT BY
David B Brogdon, Esq
Brogdon Law Offices, LLC
230 North Main Street
Dickson, Tennessee 37055
615-446-2619

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS and No/100 ($10 00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge, we, Melinda Rojas and Cynthia Cunningham, by these presents do hereby quitclaim and convey unto William Parks Cunningham, Jr., his heirs and assigns, all of our interest in the following described tract of land located in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee being Unit No 130 of Belle Meade Highlands Condominium, as established by the Master Deed establishing Belle Meade Highlands Condominium of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said unit

Being the same property in which title vested to Melinda Rojas and Cynthia Cunningham upon the death of their mother, Mildred H Stanfill, on July 10, 2003

Being the same property in which title vested to Mildred H Stanfill of upon the death of her spouse, William J Stanfill, on February 8, 2000, by reason of tenancy by entirety.

Being a part of the same property conveyed to William J. Stanfill and wife, Mildred H Stanfill, by Warranty Deed from H M Properties, on June 16, 1994, of record in Book 9381, Page 636, Register's Office for said County.

Also being part of the same property conveyed to H M Properties, Inc , a Tennessee Corporation, by Warranty Deed from Metropolitan Federal Savings and Loan Association, a federally chartered savings and loan association, of record in Book 8075, Page 131, Register's Office for said County

This conveyance is subject to master Deed of record in Book 7091, Page 302, Register's Office for said County

Source of Title 20250123 0005285

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

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

IN WITNESS WHEREOF, We, **Melinda Rojas and Cynthia Cunningham,** have set our hands to this instrument this 12 day of October, 2024.

BY: Melinda Rojas
Melinda Rojas

BY: Cynthia S Cunningham
Cynthia Cunningham

STATE OF FLORIDA
COUNTY OF DUVAL

On this 12 day of OCTOBER, 2024, before me personally appeared **Melinda Rojas, Grantor,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and acknowledged under oath that she executed the same as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 12 day of OCTOBER, 2024.

Bryce Williams
Notary Public

My Commission Expires 03/27/2029

Notary Public State of Florida
Bryce Williams
My Commission HH 508719
Expires 3/27/2028

STATE OF TENNESSEE
COUNTY OF Dickson

On this 18th day of December, 2024, before me personally appeared **Cynthia Cunningham, Grantor,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and acknowledged under oath that she executed the same as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 18th day of December, 2024.

Cindi R Gray
Notary Public

My Commission Expires: 12-21-2027

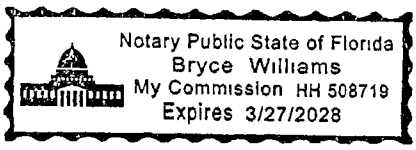
CINDI R. GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
COMM EXP 12-21-2027
DICKSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $10.00.

Melinda Rojas
AFFIANT

Sworn to and subscribed to before me this 12 day of OCTOBER, 2024.



Bryce Williams
Notary Public

BOOK NO.: **PAGE:** **GROUP:** **MAP: 129 15 0A** **PARCEL: 130.00**

Address of New Owner:
William Parks Cunningham, Jr
21 Vaughns Gap Road, H 130
Nashville, TN 37205

Send Tax Bills To:
SAME

This is (X) improved () unimproved property know as 21 Vaughns Gap Road, Unit 130, Nashville, TN 37205