Karen Johnson
Batch # 1230153
01/27/2025 08 20 21 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250127-0005836

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Helenmarie Cunningham
Affiant

Subscribed and sworn to before me on this 17 day of January, 2025

Notary Public

NICHOLAS PERENICH JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/25

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich
237 Old Hickory Blvd.
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map & Parcel:
Helenmarie Cunningham, Trustee 732 Harpeth Bend Dr. Nashville, TN 37221	New Owner	156 02 0 050.00

QUITCLAIM DEED

For and in consideration of the sum of One ($1 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Helenmarie Cunningham (name misspelled in prior deed as Helen Maris Cunningham), also known as Helen Marie Cunningham, hereinafter called the Grantor, has bargained and sold, and by these presents does remise, release, and quitclaim unto Helenmarie Cunningham, Trustee of the Helenmarie Cunningham Family Trust dated JANUARY 17, 2025, hereinafter called the Grantee, her successors, and assigns, all grantor'(s)' interest in a certain parcel of land in Davidson County, Tennessee, described as follows.

A certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot No. 361 on the Plan of Harpeth Valley Park, Section 3, as of record in Book 4175, page 15, Register's Office for said County.

Said Lot No. 361 fronts 75 feet on the westerly side of Harpeth Bend Drive and extends back 193.4 feet on the northerly line and 208.5 feet on the southerly line to a dead line, measuring 85.4 feet thereon.

Being the same property conveyed to Vincent A Cunningham and wife, Helen Maris Cunningham (who is Helenmarie Cunningham), by deed from Donald R Appling and wife, Ann B Appling of record in

Book 5482, page 448, Register's Office for Davidson County, Tennessee Vincent A Cunningham is deceased

This is improved property known as 732 Harpeth Bend Dr , Nashville, TN 37221

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

WITNESS my hand this 17 day of January, 2025.

Helenmarie Cunningham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Helenmarie Cunningham (misspelled in original deed as Helen Maris Cunningham), with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 17 day of January 2025.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/25