Karen Johnson Davidson County
Batch# 1242855 DEEDQC
03/04/2025 11:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250304-0016221

Recordation Requested By/Return to:
EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908
File No. TNP24-491255

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Transfer tax exempt 67-4-409(3)(E)

QUITCLAIM DEED

NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
BRIAN CUNNINGHAM	BRIAN CUNNINGHAM	143 06 0A 008.00
328 HARPETH RIDGE DRIVE NASHVILLE, TN 37221	328 HARPETH RIDGE DRIVE NASHVILLE, TN 37221	

Executed this 21 day of Feb 20 25

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **BRIAN CUNNINGHAM AND FRANCES M. CUNNINGHAM, WHO TOOK TITLE AS HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **BRIAN CUNNINGHAM, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 8 on the Plan of Harpeth Trace Estates, Phase One, of record in Plat Book 5200, Page 125 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and particular description of the property.

Being the same premises conveyed to Brian Cunningham and Frances M. Cunningham, by Deed dated 07/06/2022 and recorded on 07/07/2022, as Instrument No., 20220707-0078579 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 328 HARPETH RIDGE DRIVE, NASHVILLE, TN 37221
This instrument was prepared without the benefit of a title examination.

Wherever 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 21 day of feb, 20 25

BRIAN CUNNINGHAM

FRANCES M. CUNNINGHAM

STATE OF Tennessee

COUNTY OF Davidson

Before me, Christine Bolanis Garner of the state and county mentioned, personally appeared **BRIAN CUNNINGHAM AND FRANCES M. CUNNINGHAM**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public
Printed Name: Christine Bolanis Garner
My Commission Expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to before me this the 21 day of Feb, 2025

Notary Public
My commission expires: My Commission Expires January 28, 2026

(seal)

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

Certificate of Authenticity

I, Tara Roche, do hereby make oath that I am a licensed attorney and/or the custodian of 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 2/21/2025.

Tara Roche
Affiant Signature

3/4/25
Date

State of Rhode Island
County of Providence

Sworn to and subscribed before me this 4th day of March, 20 25.

Katerina Rodriguez
Notary's Signature

KATERINA RODRIGUEZ
Notary Public-State of Rhode Island
ID# 768795
My Commission Expires
May 25, 2026

My Commission Expires: May 25, 2026
Date

Notary's Seal (if on paper)