Karen Johnson Davidson County
Batch# 1300754 DEEDQC
07/22/2025 02:54:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250722-0057964

PREPARED BY:
Daniel L. Wischhof, Attorney
124 Long Hollow Pike,
Goodlettsville, TN 37072

This document prepared from information furnished by the parties and no title search was performed.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $0.00

Tommy Cunningham IV
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 9 DAY OF July 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER:
Thomas L. Cunningham IV and Kathy Cunningham
1185 Kimberly Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

TAX MAP/PARCEL NO.:
026-05-0-016.00

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **TOMMY L. CUNNINGHAM, IV, MARRIED,** by these presents do hereby quitclaim and convey unto **THOMAS L. CUNNINGHAM, IV and KATHY CUNNINGHAM, HUSBAND AND WIFE,** all of my right, title and interest in and to the following described parcel of land in **DAVIDSON County, Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot #25 on Block "E", Roscoe' Place Subdivision as of record in Book 843, Page 72, Register's Office for said county.

Being the same property conveyed to Tommy L. Cunningham, IV, Married by Special Warranty Deed from Wells Fargo Bank, N.A., of record in Instrument No. 20110106-0001714 Register's Office for Davidson County, Tennessee.

TOMMY L. CUNNINGHAM, IV, is the same person as THOMAS L. CUNNINGHAM, IV

THIS IS IMPROVED PROPERTY KNOWN AS: **206 East Avenue, Goodlettsville, TN 37072**

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

This conveyance is subject to taxes for the year 2025 and subsequent years.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness my hand and seal on this the 9 day of July 2025.

Tommy L Cunningham IV

TOMMY L. CUNNINGHAM, IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TOMMY L. CUNNINGHAM, IV**, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 day of July 2025

Notary Public (SEAL)

My Commission Expires: 7/6/2026

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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

9 day of July, 2025.

Date: 7/22/2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 22 day of July, 2025.

Theresa C Richardson

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 05-08-2028