This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Peggy Jo Cunningham, unmarried** ("Grantors"), hereby remises, releases, conveys, and quit claims unto **Peggy Jo Cunningham, unmarried, and Titus Cunningham, unmarried, as joint tenants with right of survivorship** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

BEING Lot No. 44 in James Burns Subdivision of part of Maxey's Addition to Brownsville, as of record in Book 161, Page 98, Register's Office for said County.

SAID Lot 44 fronts 50 feet on the east side of Burns Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Peggy Jo Cunningham, unmarried, by virtue of that certain Deed dated May 10, 1971, and being of record at Book 4506, Page 573 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 9 day of **October, 2025.**

Peggy Jo Cunningham
Peggy Jo Cunningham

Karen Johnson Davidson County
Batch# 1334855 DEEDQC
10/16/2025 12:54:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251016-0082459

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Peggy Jo Cunningham**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9 day of **October, 2025.**

Cheryl M Rodgers
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 9 day of **October, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028
DAVIDSON COUNTY

PROPERTY ADDRESS: **2125 Burns St., Nashville, TN 37216**
TAX PARCEL NO.: **07215005800**
PROPERTY OWNER: **Peggy Jo Cunningham and Titus Cunningham**
OWNER'S ADDRESS: **2125 Burns St., Nashville, TN 37216**
MAIL TAX BILLS TO: New owner Address

Certificate of Authenticity

I, _____, 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 this 9 day of October, 2025.

_____
Affiant Signature

10/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of October, 2025

_____
Notary's Signature (Notary Seal)



My Commission Expires: 9/7/2026