Karen Johnson
Batch # 1357302
12/12/2025 09 06 28 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251212-0098983

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

NEW OWNER:
Megan Victoria Cunningham
2829 Donna Hill Dr.
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
073-12-0-007.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Hubert Cunningham and Karen Cunningham, husband and wife,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Megan Victoria Cunningham, unmarried**, our entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 260 on the Plan of Section II, Sunset View, as of record in Plat Book 2663 at page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hubert Cunningham and Karen Cunningham, husband and wife and Megan Victoria Cunningham, an unmarried woman by Warranty Deed from Allison Marie Waller Burr, Amanda Lee Waller Harris, and Katherine Elizabeth Waller, heirs at law of the Estate of Stephen G. Waller, of record in Instrument No. 20250815-0065276, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2829 Donna Hill Dr., Nashville, TN 37214

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

WITNESS our hands this the 9th day of December, 2025.

Hubert Cunningham

Karen Cunningham

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hubert Cunningham and Karen Cunningham, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that they executed the within instrument for the purpose therein contained.

Witness my hand and seal on this 9th day of December, 2025.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/9/2027

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 9th day of December, 2025.

Notary Public

JOHN M WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/9/2027