Send Tax to:
Mitchell Cunningham
and
Tabitha Elliott
836 Sunset View Dr.
Hermitage TN. 37076

prepared by:
Tabitha Elliott
And
Mitchell Cunningham
836 Sunset View Dr.
Hermitage TN. 37076

Karen Johnson
Batch # 1359599
12/18/2025 03:09:45 PM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20251218-0100771

Quitclaim Deed

RECORDING REQUESTED BY Mitchell E. Cunningham
AND WHEN RECORDED MAIL TO:
Mitchell E. Cunningham, Grantee(s)
836 Sunset View Dr.
Hermitage TN 37076

Consideration: $ ~~0~~
Property Transfer Tax: $ ~~0~~
Assessor's Parcel No.: 086130B053.00
PREPARED BY: Mitchell E. Cunningham certifies herein that he or she has prepared this Deed.

Signature of Preparer

11/17/25
Date of Preparation

Mitchell E. Cunningham
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 11/17/2025 in the County of Davidson, State of Tennessee
by Grantor(s), Mitchell E. Cunningham,
whose post office address is 836 Sunset View Dr. Hermitage TN, 37076
to Grantee(s), Tabitha Nicole Elliott and Mitchell E. Cunningham
whose post office address is 836 Sunset View Dr. Hermitage TN, 37076

WITNESSETH, that the said Grantor(s), Mitchell E. Cunningham,
for good consideration and for the sum of ~~0~~
($ ~~0~~) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of TN and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Mitchell E. Cunningham
Print Name of Grantor

Breanna Simmons
Signature of First Witness to Grantor(s)

Breanna Simmons
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Emily Myers
Signature of Second Witness to Grantor(s)

Emily Myers
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Tabitha N. Elliott
Print Name of Grantee

Breanna Simmons
Signature of First Witness to Grantee(s)

Breanna Simmons
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Mitchell Cunningham
Print Name of Second Grantee (if applicable)

Emily Myers
Signature of Second Witness to Grantee(s)

Emily Myers
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On November 17, 2025, before me, Maggie Myers, a notary public in and for said state, personally appeared, Mitchell Cunningham and Tabitha Elliott

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Maggie Myers

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID drivers license

(Seal)

MAGGIE MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Exhibit "A"

Land in Davidson County, Tennessee being Villa #1311, a private element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated §§ 66-27-101, et. seq. by Declarations of Covenants, Conditions and restrictions for Magnolia Farms Villas, appearing of record in Instrument No. 20190523-0049079, in the Register's office for Davidson County, Tennessee, as corrected in Instrument no. 20190624-0060681 in said Register's Office, and as amended, by supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas appearing of record in Instrument No. 20200108-0002809 in said Register's office, together with such rights and Interest in the limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said declaration as corrected and amended, of which reference to the declaration as corrected and amended and its exhibits is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the developer and the Villa Owners, and the by-laws of the Villa Association.

Reference is hereby also made to final Subdivision Plat of Magnolia Farms of record in Instrument No. 20170717-0071485 and Instrument No. 20170717-0071487, Register's office for Davidson County, Tennessee.

Being the Same property Conveyed to Mitchell Cunningham, an unmarried man, by warranty Deed from Beazer Homes, LLC, a Delaware limited Liability Company, Recorded in Book ___, page 20210503005865, Register's office for Davidson County, Tennessee.

Map & Parcel ID: 086-13-0B-053.00CO

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 0 .

Mitchell Cunningham
Affiant

Subscribed and sworn before me, this 21 day of Nov, 2025

Notary

MAGGIE MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028