Karen Johnson Davidson County
Batch# 1363115 DEEDQC
12/30/2025 03:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251230-0103855

Prepared by:
City Title, LLC
301 Plus Park Boulevard, Ste. 502
Nashville, TN 37217
CT-25-5998

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 23 day of December, 2025.

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My commission expires: 9/15/27

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christina Hazelton, William Hazelton, & Samuel Austen Hazelton 4181 Andrew Jackson Pkwy Hermitage, TN 37076	New Owner	075-00-0-054.03; 075-00-0-054.02

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **John Cunningham,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Christina Hazelton, William Hazelton, and Samuel Austen Hazelton, as joint tenants with rights of survivorship** , hereinafter the Grantee(s), all the interest the Grantor(s) has/have in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

BEING Two tracts of land in Davidson County, described according to a survey made by Hickerson and Hickerson Engineers, October 5, 1964, as follows:

TRACT NO. 1: Beginning at an iron pin on the easterly margin of Old Hickory Boulevard South 4 degrees 50' East 309.2 feet and southeasterly 136.8 feet from the intersection of the easterly margin of said Boulevard and the southern boundary line of the property conveyed to Margaret Baker by deed from F.G. Baker et al, of record in Book 1157, page 587, Register's Office for said County; thence with the easterly margin of said Boulevard around a curve having a radius of 1283.78 feet southeasterly 250 feet to an iron pin; thence North 67 degrees 35' East 639.3 feet to an old established wire fence; thence with same North 19 degrees 08' West 160 feet an iron pin; thence South 75 degrees 37' West 629.5 feet to the beginning, containing 3 acres, more or less.

TRACT NO. 2: Beginning at an iron pin at the intersection of the easterly margin of Old Hickory Boulevard and Stoners Creek being the southwest corner of the property conveyed to Robert E. Baker and wife, Anne S. Baker, by deed from Thelma Charlton Baker, et al, of record in Book 3824, page 21, Register's Office for said County; thence with the center of said Creek North 34 degrees 17' East 65.5 feet, North 21 degrees 43' East 288 feet; North 57 degrees 33' East 328.7 to an iron pin; thence with an old established wire fence North 19 degrees 08' West 101.8 feet to an iron pin; thence South 67 degrees 35' West 639.3 feet to an iron pin on the easterly margin of said Boulevard; thence with same around a curve having a radius of 1283.78 feet southeastwardly 103.9 feet to a monument; thence south 63 degrees 20' east 10 feet to a monument at the beginning of a curve having a radius of 1273.78 feet; thence around said curve in a southeasterly direction 94.9 feet and continuing with the easterly margin of said Boulevard South 31 degrees East 200.2 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Christina Hazelton, William Hazelton, John Cunningham, and Samuel Austen Hazelton, as joint tenants with rights of survivorship by Quit Claim Deed from John Cunningham and William Hazelton and Christina Hazelton all as joint tenants of record in Instrument No. 20240923-0073562 Register's Office for Davidson County, Tennessee, dated September 05, 2024 and recorded on September 23, 2024.

This property is improved property known as 4181 Andrew Jackson Pkwy, Hermitage, TN 37076.

Witness my hand this 23 day of December, 2025.

John Cunningham

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **John Cunningham** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 23 day of December, 2025.

Notary
My Commission Expires: 6/3/2029

(Notary Seal)

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.



Certificate of Authenticity

I, Joshua A. Terry, 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 12/23/25.

Affiant Signature – Joshua A. Terry

12/29/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 12/29/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29