Karen Johnson Davidson County
Batch# 1403655 DEEDQC
04/09/2026 10:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260409-0028763

**This instrument prepared by:** (jca)
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.** ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

# QUITCLAIM DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>Tennessee Heritage Properties, LLC | (NAME)<br>NEW OWNER | |
| (STREET ADDRESS)<br>7777 Fernvale Road | | 118-13-1B-001.00-CO |
| (CITY) (STATE) (ZIP)<br>Fairview TN 37062 | (CITY) (STATE) (ZIP) | |

**FOR AND IN CONSIDERATION** of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Cunningham Ranch, Inc., a California corporation,** Grantor, does hereby quitclaim and convey unto **Tennessee Heritage Properties, LLC, a Tennessee Limited Liability Company,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit A of 1108 Grandview Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for 1108 Grandview Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151026-0108447, as amended in Instrument No. 20160901-0092250, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1108 Grandview Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151026-0108447, as amended in Instrument No. 20160901-0092250, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

BEING the same property conveyed to Cunningham Ranch, Inc., a California corporation, from Raymond James McCalister and Larry K. Abel, married to each other, by Warranty Deed dated January 31, 2025, filed of record on February 6, 2025, in Instrument No. 20250206-0009245, Register's Office for Davidson County, Tennessee.

The property is commonly known as: 1108-A Grandview Avenue, Nashville, TN 37204

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

**STATE OF TENNESSEE**
**COUNTY OF** Sumner

The actual consideration for this transfer is $-0-

Subscribed and sworn to before me this the 20th day of March, 2026.

Affiant

My commission expires: 11/30/29
(Affix Seal)

Notary Public

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 25th day of March, 2026.

**Cunningham Ranch, Inc.**

**BY:** Richard P. Cunningham
**Title:** President

**See Attached For Notary**

**STATE OF TENNESSEE**
**COUNTY OF** _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Richard P. Cunningham with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the President of Cunningham Ranch, Inc., the within-named bargainor, a California corporation, and that such Richard P. Cunningham as such President executed the within instrument for the purposes therein contained, be personally signing the name of the corporation as President.

WITNESS my hand and official seal of office, this _____ day of _____, 2026.

My Commission Expires: _____

_____
Notary Public

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Monterey )

On March 20, 2026 before me, Aaliyah Reyes notary Public
(insert name and title of the officer)

personally appeared Richard P. Cunningham,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

AALIYAH REYES
Notary Public - California
Monterey County
Commission # 2481029
My Comm. Expires Feb 2, 2028

Quitclaim Deed

# Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/20/26 (date of document).

Affiant Signature

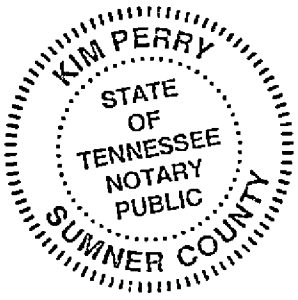
3/20/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 20th day of March, 2026.




Notary's Signature

MY COMMISSION EXPIRES: 1/30/29