Karen Johnson
Batch # 1421717
05/18/2026 11:59:00 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20260518-0044278

PREPARED BY:
Lula Cunningham
1772 Cumberland Station Blvd.
Madison , TN
37115

RETURN DEED AND MAIL TAX STATEMENTS TO:
Lula Cunningham
1772 Cumberland Station Blvd
Madison , TN
37115

PARCEL ID NUMBER:
053 09 0B 090.00

Blank Space Above Line Reserved For Recorder's Use

TENNESSEE QUITCLAIM DEED

COVER PAGE

DATE: April 30, 2026
PROPERTY ADDRESS: **1772 Cumberland Station Blvd, Madison, Tennessee, 37115**
GRANTOR: **Brooke Kyndell Bryant**

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TENNESSEE QUITCLAIM DEED

(*Pursuant to Tenn. Code § 66-5-103(2)*)

State of Tennessee

County of Davidson

THIS QUITCLAIM DEED, dated April 30, 2026, is made by and between the Grantor, identified as follows:

Name: **Brooke Kyndell Bryant**
Address: 164 Stillwater Trail , Hendersonville , Tennessee, 37075
Marital Status: Single (Not Married)

AND the Grantee, identified as follows:

Name: **Lula Cunningham**
Address: 1772 Cumberland Station Boulevard, Nashville, Tennessee, 37115
Marital Status: Single (Not Married)

Legal description of the property:

1772 Cumberland Station Blvd.,Madison, TN 37115
Lot 37 Cumberland Station Blvd At Wilson Camp Sec
Deed of Reference 20040920-0112643

Commonly known as: 1772 Cumberland Station Blvd, Madison, Tennessee, 37115.

Parcel identification number: 053 09 0B 090.00

WITNESSETH, that Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, does quitclaim to the Grantee all of Grantor's right, title, interest, and claim in or to the above-described property.

TOGETHER with all and singular the rights and appurtenances thereto in any wise belonging.

~~**TO HAVE AND TO HOLD** the aforesaid property unto the Grantee, and the heirs, successors, and assigns of Grantee, so that neither Grantor nor Grantor's heirs, administrators, executors, successors, or assigns will have, claim, or demand any right or title to said property or any part thereof.~~

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IN WITNESS WHEREOF, the Grantor has duly executed this Deed on the day and year first above written.

Signature: Brooke Kyndell Bryant
Print Name: Brooke Kyndell Bryant

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NOTARY ACKNOWLEDGMENT:

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

State of Tennessee)

) ss.

County of Davidson)

On this 30th day of April, 2026, before me, Shannon Benton
Brooke Kyndell Bryant personally appeared, Brooke Kyndell Bryant, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Quitclaim Deed 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 Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Shannon Benton (SEAL)
Notary Signature

Shannon Benton
Notary Printed Name

My Commission Expires: 11-5-2029

SHANNON BENTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION: (*Pursuant to Tenn. Code § 67-4-409(a)(1)(F)(i)*)

State of Tennessee
County of Davidson

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The actual consideration or value, whichever is greater, for the transfer of real property under the foregoing Quit Claim Deed instrument is $ Ø.

Affiant/Grantee Signature: L Cunningham
Affiant/Grantee Printed Name: Lula Cunningham

Affiant/Grantee Signature: L Cunningham
Affiant/Grantee Printed Name: Lula Cunningham

Subscribed and sworn before me, this 30th day of April, 2026.

Shannon Benton (SEAL)
Signature

Shannon Benton
Printed Name

SHANNON BENTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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