Karen Johnson
Batch # 1423603
05/21/2026 01:57:59 PM
Fees: $47.00 Taxes: $0.00
Davidson County
DEEDQC
9 pgs
20260521-0046571

RECORDING REQUESTED BY:

Robert Henry Cummings, Jr and Maria Beth Cummings
523 Chesterfield Ave
Nashville, Tennessee, 37212-4024

(Above reserved for official use only)

INSTRUMENT PREPARED BY:
Robert H Cummings, JR
523 Chesterfield Ave
Nashville, Tennessee 37212

Name and address of new owner:
SEND TAX STATEMENTS TO:
Robert Henry Cummings, Jr and Maria Beth Cummings
523 Chesterfield Ave
Nashville, Tennessee, 37212-4024

RETURN DEED TO:

Robert Henry Cummings, Jr and Maria Beth Cummings
523 Chesterfield Ave
Nashville, Tennessee, 37212-4024

104140009 00
Tax Parcel ID/APN # ~~104140R9000000~~
Prior Instrument Reference: of the Recorder of Tennessee County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF TENNESSEE

THIS DEED is made this day of MAY 7TH 2026, by and between the **"Grantors,"**

Robert H Cummings, JR, a married individual residing at 523 Chesterfield Ave, Nashville, Tennessee 37212

Maria Beth Cummings, a married individual residing at 523 Chesterfield Ave, Nashville, Tennessee 37212-4024

AND the **"Grantee,"**

Robert Henry Cummings, Jr and Maria Beth Cummings, as Trustee located at 523 Chesterfield Ave, Nashville, Tennessee 37212-4024, to hold for the benefit of the trust titled The Bob and Beth Family trust

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantee and Grantee's heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in Tennessee county, Tennessee, subject to any restrictions herein:

Property Address: 523 Chesterfield Ave, Nashville, Tennessee 37212-4024

Legal description(s) attached separately. See Exhibit A

Subject to the following encumbrances and/or other restrictions:

1. ONIT.Y Mortgage, P O Box 24738, West Palm Beach, FL 33416, holds a mortgage on the property. Account number: 7242304728. Their phone number is 833.350.0677. The current balance, as of May 5, 2026, is $221,816.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantee on MAY 7, 2026 (date).

Grantor (or authorized agent)
x/ Robert H Cummings Jr

Print Name: ROBERT H. CUMMINGS, JR.

Spousal Acknowledgment:
I, MARIA BETH CUMMINGS (name of Robert H Cummings, JR's spouse), residing at
523 Chesterfield Ave
NASHVILLE, TN 37212
____, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee(s).
x/ Maria Beth Cummings

Grantor (or authorized agent)
x/ Maria Beth Cummings

Print Name: MARIA BETH CUMMINGS

Spousal Acknowledgment:
I, ROBERT H. CUMMINGS, JR (name of Maria Beth Cummings's spouse), residing at
523 Chesterfield Ave
NASHVILLE, TN 37212
____, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee(s).
x/ Robert H Cummings Jr

NOTARY ACKNOWLEDGMENT

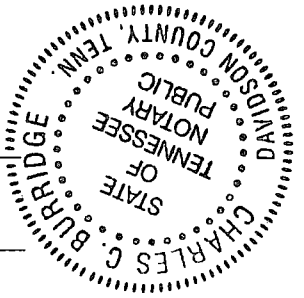
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On MAY 7, 2026 before me, Charles C. Burridge, [___ personally appeared] [___ personally appeared by audio-video communication] **Robert H Cummings, JR and Robert H Cummings, JR's spouse** Marie Betts Cummings, ✍, personally known to me or proved 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.

WITNESS my hand and official seal.

Commission Expires: 9-3-29

Charles C. Burridge
Notary Public, Tennessee

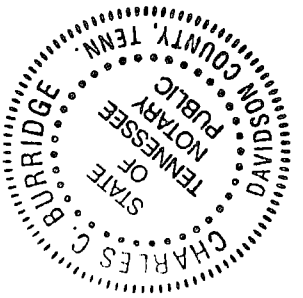


NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On MAY 7, 2024 before me, Charles C. Burridge, [___ personally appeared] [___ personally appeared by audio-video communication] **Maria Beth Cummings and Maria Beth Cummings's spouse** Robert H. Cummings, JR., personally known to me or proved 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.

WITNESS my hand and official seal.



Commission Expires: 9-3-29

Charles C. Burridge
Notary Public, Tennessee

Oath of Value

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being the _____ Grantee _____ Grantee's Agent _X_ Trustee acting for Grantee, hereby states under oath that the actual consideration paid for the transfer of the real property described in this instrument is $ - 0 - .

This is a Quit Claim Deed, and pursuant to Tennessee law, the transfer tax is based solely on the actual consideration stated above.

Affiant understands that the making of any false statement known to be false respecting the consideration or value of the property transferred is punishable as perjury.

Signature: Robert W Cummings Jr
Printed Name: Robert W. Cummings, JP
Date: 5-7-24

On 5-7-24 before me, Charles C. Burridge, [X personally appeared] [___ personally appeared by audio-video communication] Robert W. Cummings, JP, personally known to me or proved 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.

WITNESS my hand and official seal.

Commission Expires: 9-3-29

Charles C. Burridge
Notary Public, Tennessee



Exhibit A

Land in the 18th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee lying on the west side of Chesterfield Avenue and bounded of the west by Interstate-440, and being the consolidation of 523 and 525 Chesterfield Avenue, and being more particularly described as follows:

BEGINNING at an iron rod (new) at the intersection of the westerly right-of-way (width varies) of Chesterfield Avenue and the right-of-way of Interstate-440 (TDOT Project QI-440-4(34)207), being the southeast corner of the herein described tract.

Thence, with said right-of-way of Interstate-440, as follows:
North 79 degrees 00 minutes 06 seconds West 34.60 feet to an iron rod (new), and
North 27 degrees 54 minutes 25 seconds West 122.60 feet to and iron rod (new);

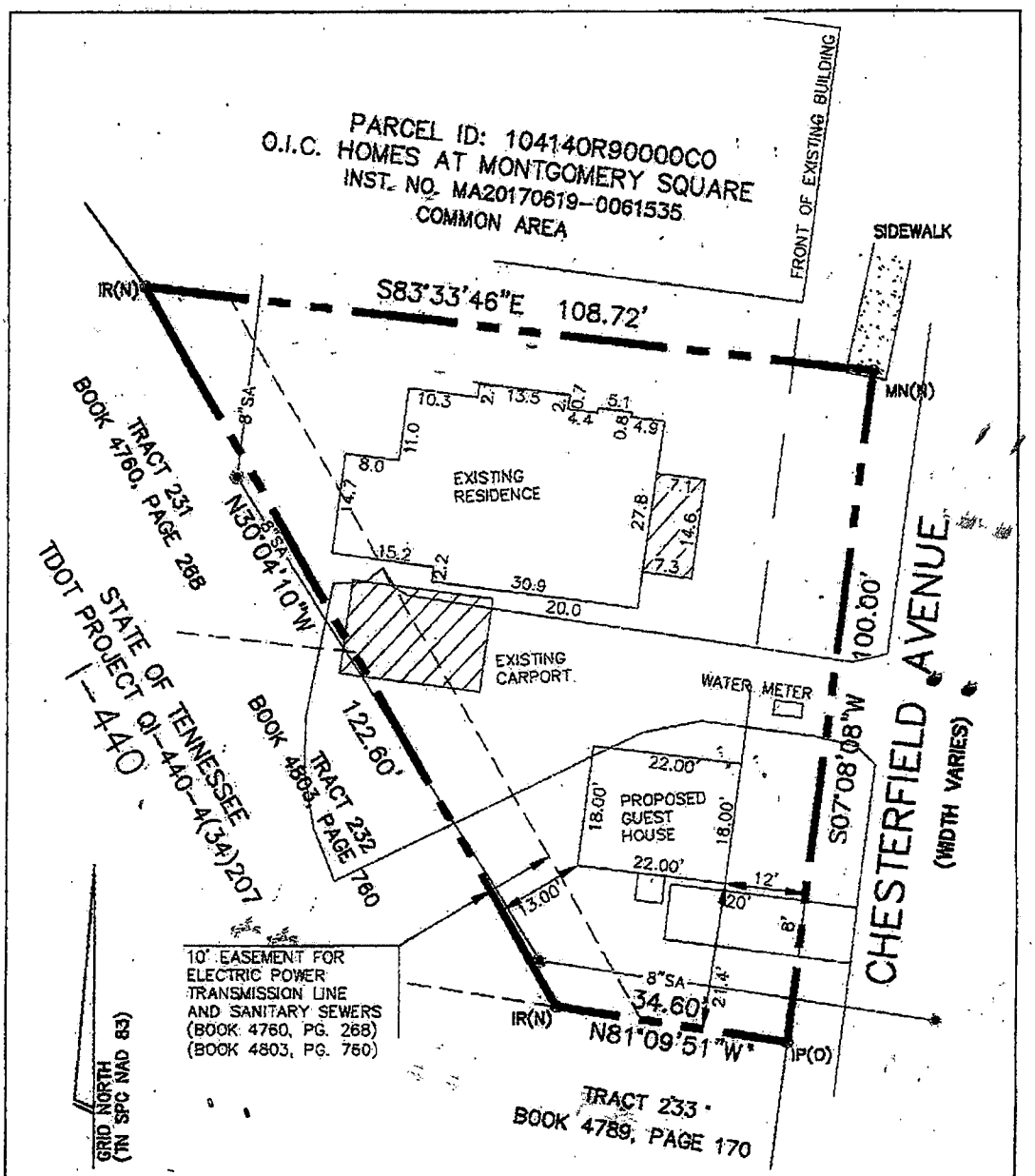
Thence, with the southerly boundary line of the O.I.C. Homes at Montgomery Square recorded in Instrument Number MA20170619-0061535, Register' Office for Davidson County, Tennessee, South 81 degrees 24 minutes 00 seconds East 98.72 feet to an iron rod (old) at an offset in said westerly right-of-way line of Chesterfield Avenue;

Thence, with said offset, South 81 degrees 24 minutes 00 seconds East 10.00 feet to and iron rod (new) on said westerly right-of-way of Chesterfield Avenue;

Thence, with said right-of-way, South 9 degrees 17 seconds minutes 45 seconds West 100.00 feet to the BEGINNING containing 0.16 acre± or 7086 square feet±.

Being the same property conveyed to Robert H. Cummings, Jr. and wife Maria Beth Cummings by deed from John F. Nichols and Vera Parkes Casselbury of record in Book 7399, page 853 for 523 Chesterfield Avenue, and by deed from J. Edward Bass and Robert B. Saeger of record in Book 8525, page 665 for 525 Chesterfield Avenue in the Register's Office for Davidson County, Tennessee.

Grantor's source of title
20190827008 6423



NOTES:

1. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126.
2. THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 082-03-07.
3. ZONE: R-20

PLOT PLAN

523 CHESTERFIELD AVENUE
18TH COUNCILMANIC DISTRICT
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TN

CONTAINING 0.16 ACRE OVERALL (7,086 SQUARE FEET)
OWNERS: ROBERT H. CUMMINGS, JR. ET UX
MARIA BETH CUMMINGS – OWNERS
(INSTRUMENT NO. 20190827-0086423
SCALE: 1" = 20' DATE: 09/03/2019

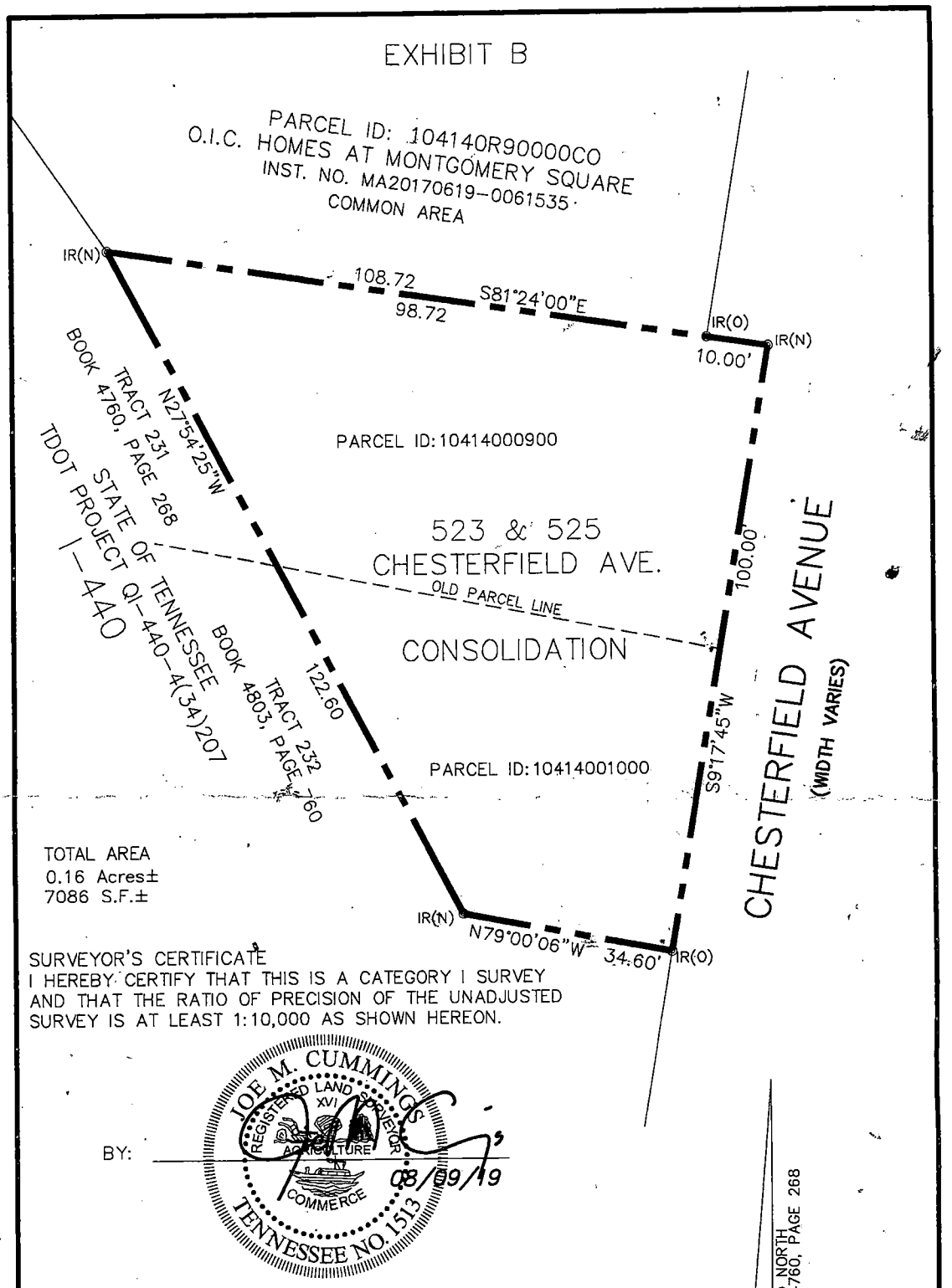
JOE M. CUMMINGS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1513
09/03/19

CRAWFORD & CUMMINGS, PC
8161 HIGHWAY 100 STE. 163
NASHVILLE, TN 37221
(615) 292-2661
alan@ccsurveyors.net

0 20 40 60

JOB # 19-090

EXHIBIT B



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000 AS SHOWN HEREON.

BY: _____ 08/09/19

JOE M. CUMMINGS
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1513

BOUNDARY SURVEY FOR PARCEL CONSOLITATION

18TH COUNCILMANIC DISTRICT
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TN
PROPERTY MAP 104-14 PARCELS 9 & 10
CONTAINING 0.16 ACRE OVERALL (7,086 SQUARE FEET)
SURVEY FOR: ROBERT H. CUMMINGS, JR. ET UX
MARIA BETH CUMMINGS – OWNERS
(BOOK 7399, PG. 853, BOOK 8525, PG. 665
SCALE: 1" = 20' DATE: 08/09/2019

CRAWFORD & CUMMINGS, PC
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