QUITCLAIM DEED for Tenancy by the Entirety

The actual consideration or value for this transfer is $ -0-

Gary B. Cunning
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 18 day of JUNE, 2026

NOTARY PUBLIC
My Commission Expires: 01/24/2028

LEROY J. HUSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 1435911 DEEDQC
06/18/2026 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260618-0055545

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
DANA F. CUNNING, et ux, GARY BRIAN CUNNING 804 Lawrence St. Old Hickory, TN. 37138	New Owners	074.12.0 / 058.00

FOR LOVE AND AFFECTION AND ***for the purpose of creating a Tenancy by the Entirety*** between DANA FRANKLIN CUNNING and spouse, GARY BRIAN CUNNING, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **DANA CUNNING**, a/k/a **DANA FRANKLIN CUNNING**, a married woman, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all right title and interest equitable and otherwise unto:

DANA FRANKLIN CUNNING, and spouse, **GARY BRIAN CUNNING**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land **in Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 627 on the Plan of Hermitage Hills, Section VI, as of record in Book 3300, page 10, Register's Office, for Davidson County, Tennessee

Said Lot No. 627 fronts 76.5 feet on the Southerly margin of Bonnawood Drive and runs back between lines measuring 146.2 feet ib the Westerly side and 139.85 feet on the Easterly side to a dead line in the rear on which it measures 83.7 feet.

Being all the same property conveyed to Howard N. Franklin and wife Edith S. Franklin by Deed from Joe Anderton and wife Marie Anderton dated Nov. 14, 1961 and of record in Book 3310, page 225, Register's Office for Davidson County, Tennessee. Edith S. Franklin died Sept. 22, 1997 leaving her surviving spouse, Howard N. Franklin as the surviving tenant by the entirety. Howard N. Franklin died, August 2, 2014, testate, Davidson Co. Probate Case # 16P-699, leaving his entire estate to his sole heirs, Dawn Robertson and Dana Cunning as as shown in the Probate Record and by Affidavit of Heirship of record as Instrument # 20150226-0016708, Register's Office for Davidson County, TN. Dawn Robertson having sold and transferred her interest in the property to her sister, Dana Cunning, a/k/a Dana Franklin Cunning, by Deed of record as Instrument # 202606180055544 said Register's Office.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property.

This is improved property known as: 405 Bonnawood Dr., Hermitage, TN 37076.

Witness my hand this 18 day of JUNE, 2026.

Dana Cunning
DANA CUNNING

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named DANA CUNNING the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 18 day of JUNE, 2026.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC SEAL AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 01/24/2028

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QUITCLAIM

DEED

From:
DANA CUNNING

To:
DANA FRANKLIN CUNNING
and spouse,
GARY BRIAN CUNNING

20260618005554

Property:
405 Bonnawood Dr.
Hermitage, TN. 37076

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

Johnny@LJELAW.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 June 18 2026.

Leroy Johnston Ellis, IV, Affiant

June 18, 2026
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 18 day of June, 2026.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

SEAL
CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com