QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2026. Notary Public MY COMMISSION EXPIRES: 5/12/30 (AFFIX SEAL)

TIFFANY WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-12-2030

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-296

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Argent Properties, LLC	Same as owner	133 11 0 013.00
(NAME) 4235 Hillsboro Pike	(NAME)	
(ADDRESS) Nashville, Tn 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tim Cunningham and Billie Cunningham**, husband and wife (the "**Grantors**"), by these presents do hereby quitclaim, transfer and convey to **Argent Properties, LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, all their right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 193 Empire Drive, Nashville, TN 37211.

Karen Johnson Davidson County
Batch# 1437518 DEEDQC
06/24/2026 09:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260624-0056889

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 23rd day of June, 2026.

GRANTOR:

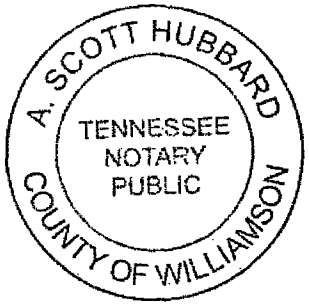
Tim Cunningham

Billie Cunningham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Tim Cunningham and Billie Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of June, 2026.



Notary Public

My Commission Expires: 10-21-26

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee., being Lot No. 20 on the Map of PARMA HEIGHTS, of record in Plat Book 2133, Page 23, Register's Office for Davidson County, Tennessee ("R.O.D.C."). Said Lot No. 20 fronts 75 feet on the Southerly side of Empire Drive and extends back between parallel lines 169.3 feet on the Westerly side and 170 feet on the Easterly side to a dead line in the rear, being the northern boundary of Lot 3 on the Plan of the Subdivision of Section 2, Hewlett Bend Subdivision, of record in Book 4675, Page 122, R.O.D.C., which measures 75 feet along said rear boundary line.

Being the same property conveyed to Tim Cunningham and wife Billie Cunningham, by Cash Deed for Tennessee from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C, of record in Book 6812, Page 573, in the Register's Office of Davidson County, Tennessee, dated March 21, 1986, and recorded on March 25, 1986.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 June 23, 2026.

Affiant Signature

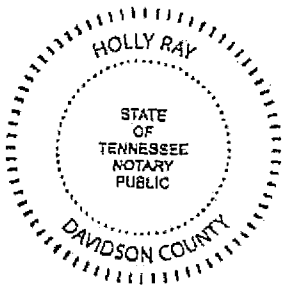
June 23, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of June, 2026.



Notary's Signature

My Commission Expires: 03/09/27