Karen Johnson
Batch # 1438953
06/29/2026 12:15:00 PM
Fees: $32.00 Taxes: $0.00
Davidson County
DEEDQC
6 pgs
20260629-0058599

Legal description attached separately

Quitclaim Deed

RECORDING REQUESTED BY Robert Henry Cummings, JR Maria Beth Cummings

AND WHEN RECORDED MAIL TO:

Robert Henry CUMMINGS JR, Grantee(s)
523 Chesterfield Ave
Nashville, TN 37212

Consideration: $ 1.00

Property Transfer Tax: $

Assessor's Parcel No.: 104140000900

Tract 231
Book 4760 Page 268 and
Tract 232
Book 4803 Page ~~780~~ 760

PREPARED BY: Robert Henry Cummings, Jr certifies herein that he or she has prepared this Deed.

Signature of Preparer

6-26-2026
Date of Preparation

Robert Henry Cummings JR
Printed Name of Preparer

address: 523 Chesterfield Ave. Nashville, TN 37212

* **THIS QUITCLAIM DEED**, executed on 6-26-2026 in the County of DAVIDSON, State of TENNESSEE by Grantor(s), Bob and Beth Family TRUST, whose post office address is 523 Chesterfield Ave Nashville, TN 37212

* to Grantee(s), Robert Henry Cummings JR and Maria Beth Cummings whose post office address is 523 Chesterfield Ave Nashville, TN 37212

WITNESSETH, that the said Grantor(s), Bob and Beth Family TRUST, for good consideration and for the sum of ($ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

* Type of ownership: Tenancy by the entirety

TA1

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DAVIDSON, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Robert Henry Cummings Jr
Signature of Grantor

Bob and Beth Family TRUST
Print Name of Grantor

Robert Henry Cummings JR
TRUSTEE
Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Maria Beth Cummings
Signature of Second Grantor (if applicable)

Bob and Beth Family TRUST
Print Name of Second Grantor (if applicable)

MARIA Beth Cummings
TRUSTE
Signature of Second Witness to Grantor(s)

7
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Robert Henry Cummings Jr
Signature of Grantee

Robert Henry Cummings JR
Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Maria Beth Cummings
Signature of Second Grantee (if applicable)

Maria Beth Cummings
Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

Restrictions on title:
ONITY Mortgage PO Box 24738 West Palm Beach FL 33416, holds a mortgage on the Property
Account # 7242304728 Phone # 833-350-0677

NOTE: Send tax statements to New owners
Robert Henry and Maria Beth Cummings

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On June 26, 2026, before me, Charles C. Burridge, a notary public in and for said state, personally appeared, Robert Henry Cummings, JR. Trustee & Maria Beth Cummings, Trustee

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Charles C. Burridge

Signature of Notary

Affiant Known X Produced ID _____

~~Type of ID~~ Comm. Exp. 9-3-24

CHARLES C. BURRIDGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. (Seal)

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);

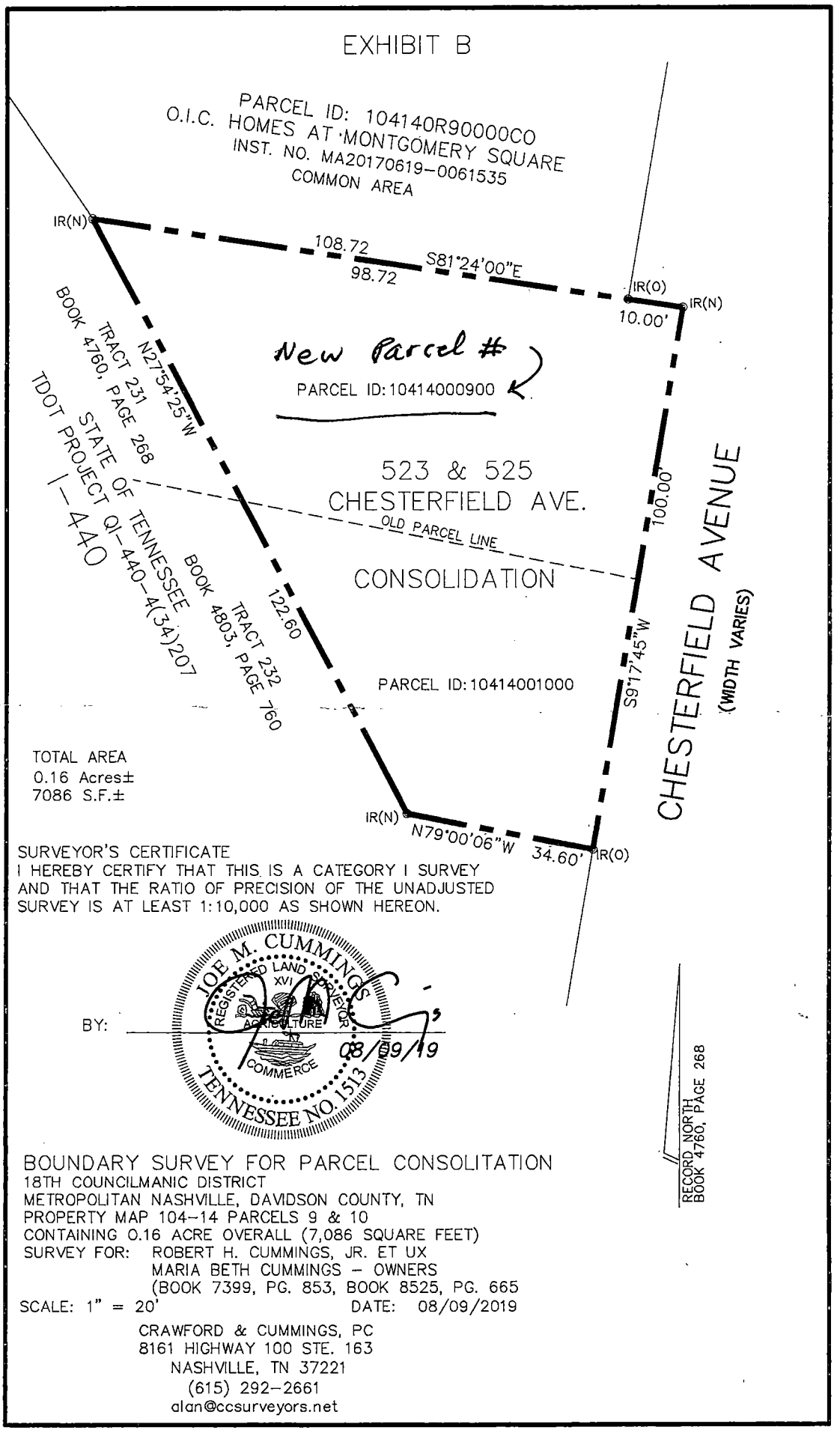
Thence, with the southerly boundary line of the O.I.C. Homes at Montgomery Square recorded in Instrument Number MA20170619-0061535, Register' Office for Davidson County, Tennessee, South 81 degrees 24 minutes 00 seconds East 98.72 feet to an iron rod (old) at an offset in said westerly right-of-way line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

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: _____

JOE M. CUMMINGS
REGISTERED LAND SURVEYOR
XVI
DEPARTMENT OF AGRICULTURE
COMMERCE
TENNESSEE NO. 1513
08/09/19

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

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 1.00

Affiant

Subscribed and sworn before me, this 27th day of June, 2025

Notary

