DAVIDSON COUNTY, TENNESSEE

QUITCLAIM DEED

REGISTER OF DEEDS USE ONLY

Karen Johnson
Batch # 1474873
09/18/2026 11:22:09 AM
Fees: $13.00 Taxes: $582.75

Davidson County
DEEDQC
2 pgs

20260918-0087035

Affidavit of actual value is on last page.

Prepared from information provided by the parties. A title examination was not conducted and therefore preparer makes no representation about the status of the title of the property transferred by this deed.

GRANTOR: DENNIS CORNELIUS

GRANTEE: CHRISTINA CORNELIUS

NEW OWNER ADDRESS	SEND TAX BILLS TO	MAP	GROUP	PARCEL
Christina Cornelius 135 Cumberland Trace Nashville, TN 37214	Same as new owner	73	16-0-A	135 CO
IMPROVED PROPERTY COMMONLY KNOWN AS:	135 Cumberland Trace, Nashville, TN 37214			

I, **Dennis Cornelius**, ("*Grantor*") for ten dollars and other good and valuable consideration, hereby quitclaims and conveys to **Christina Cornelius** ("*Grantee*", including her successors, assigns, and personal representatives), all of my right, title, and interest in improved real estate in Davidson County, Tennessee, more particularly described as follows:

BEING Unit No. 135, on the Plan of Cumberland Trace, of record in Book 5200, Page 724, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James O. Mitchell, Sr. and wife, Simone Mitchell by deed from Carol A. Sharer and husband, David M. Wilson, II, of record in Book 10800, Page 299, Register's Office for said County. The said James O. Mitchell, Sr. now being deceased.

This conveyance is subject to Restrictions and By-Laws of record in Book 6218, Page 528; Book 6218, Page 563; and Instrument 20040405-0038158, said Register's Office.

[Property Description Above Taken from Prior Deed]

Being the same property conveyed to Helen L. Cornelius, unmarried, by warranty deed executed on March 15, 2006, and recorded on March 16, 2006, as instrument number 20060316-0030386 in the Register's Office of Davidson County, Tennessee.

Helen L. Cornelius died intestate on July 18, 2025. Affidavits of Heirship named Christina Cornelius and Dennis Cornelius as her sole heirs at law, recorded as instrument numbers 20251117-0091393 and 20251117-0091394 in the Register's Office of Davidson County, Tennessee.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor: Dennis Cornelius **Date:** 9-17-26

Dennis Cornelius

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Dennis Cornelius, of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this, the 17 day of September, 2026.

Alyssa Dietrich

NOTARY PUBLIC

ALYSSA DIETRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission expires on: May 12 2030.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

ALYSSA DIETRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer is **$157,500**.

Christina Cornelius

Affiant: Christina Cornelius

Sworn and subscribed to before me on this, the 17 day of September, 2026.

Alyssa Dietrich

NOTARY PUBLIC

My Commission expires on: May 12 2030

THIS INSTRUMENT PREPARED BY:
Scott Pilkinton, Attorney (BPR #030300)
P.O. Box 210355 • Nashville, TN 37221
Preparer of this instrument is not acting as closing agent for IRS reporting purposes or otherwise.