QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
John A. McCormick & Diane B. McCormick, Trustees McCormick Tennessee Community Property Trust 3252 Blackwood Drive Nashville, TN 37214	same	097130036.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney
7100 Hardwood Lane - College Grove, Tennessee 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF Davidson)
)
The actual consideration for this transfer is $-0-.)
)
JOHN A. McCORMICK, Trustee,)
Affiant)
)
Subscribed and sworn to before me,)
this 30 day of June 2017)
)
NOTARY PUBLIC)
My Commission Expires: April 13, 2019

ELIZABETH L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170078563 DEEDQC
Recvd: 09/08/17 08:32 3 pgs
Fees:17.00 Taxes:0.00
20170908-0092260

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, JOHN A. McCORMICK and wife, DIANE B. McCORMICK, "Grantor," by these presents, do hereby quitclaim and convey unto JOHN A. McCORMICK and DIANE B. McCORMICK, as TRUSTEES of the McCORMICK TENNESSEE COMMUNITY PROPERTY TRUST, dated June 30, 2017, "Grantee," its successors and assigns all of its right, title and interest in and to the following described property in Davidson County, Tennessee, described as follows, to-wit:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 1, Larchwood Commercial Subdivision, Section 6, as of record in Book 8250, Page 27, said Register's Office, to which plan reference is hereby made for a more complete description.

Tract II:
Easement Description

An easement for ingress and egress across land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the north right-of-way of Blackwood Drive, a 100-foot road, that is 7.55 feet along the arc of a curve to the right having a chord bearing and distance of N 59 deg. 38' 28" E, 7.55 feet from an existing iron pin at the southeast corner of Lot 1, Section 6, Larchwood Commercial Subdivision as recorded in Plat Book 8250, Page 27, R.O.D.C., Tennessee, thence,

1. with a line severing Tract No. 1, Larchwood Commercial Subdivision as recorded in Plat Book 6900, Page 875, R.O.D.C., Tennessee, the property of Nashville Land Fund, Ltd., as recorded in Deed Book 6936, Page 128, R.O.D.C., Tennessee, N 23 deg. 35' 30" W, 41.61 feet; thence

2. Northwesterly, 11.78 feet along the arc of a curve to the left having a radius of 7.50 feet, a central angle of 90 deg. 00' 00", and a chord bearing and distance of N 68 deg. 35' 30" W, 10.61 feet; thence

3. with the east boundary line of Lot 1, Section 6 N 23 deg. 35' 30" W, 25.00 feet; thence

4. with a line severing Tract No. 1, Larchwood Commercial Subdivision, No 66 deg. 24' 30" E, 40.00 feet; thence

5. S 23 deg. 35' 30" E, 71.13 feet; thence,

6. With the north right-of-way line of Blackwood Drive, 32.64 feet along the arc of a curve to the left having a radius of 750.00 feet, a central angle of 2 deg. 29' 36", and a chord bearing and distance of S 61 deg. 10' 34" W, 32.64 feet to the point of beginning.

This easement crosses Tract No. 1, Larchwood Commercial Subdivision as recorded in Plat Book 6900, Page 875, R.O.D.C., Tennessee, the property of Nashville Land Fund, Ltd., as recorded in Deed Book 6936, Page 128, R.O.D.C., Tennessee, and is for the benefit of Lot 1, Section 6, Larchwood Commercial Subdivision, as recorded in Plat Book 8250, Page 27, R.O.D.C., Tennessee.

Being the same property that was subject of the Final Decree whereby wife, Denise H. McCormick was divested of any right, title or interest in and to the undeveloped Commerical Subdivision in Nashville, Davidson County, Tennessee, and husband, John A. McCormick was vested with sole right, title and interest to the above described real property, of record in Book 8610, Page 352, Register's Office for Davidson County, Tennessee.

This is improved property known as 3252 Blackwood Drive, Nashville, Tennessee 37214.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30 day of June, 2017.

JOHN A. McCORMICK, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, JOHN A. McCORMICK, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of June, 2017.

Commission Expires: April 13, 2019

Notary Public

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY