THIS INSTRUMENT PREPARED BY:
Robert S. Peters
120 N. Jefferson Street
Winchester, Tennessee 37398

TAX RESPONSIBILITY & OWNER
Resource Capital Group, LLC
608 Eastbrook Road
Estill Springs, TN 37330

Karen Johnson Davidson County
Batch# 282210 DEEDQC
09/06/2019 02:43:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190906-0090278

TAX ID: 160 14 0B 159.00

QUITCLAIM DEED

FOR A FULL AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, **WALTER MCCORD AND WIFE, LISA MCCORD**, do hereby this day quitclaim unto **RESOURCE CAPITAL GROUP, LLC**, its heirs and assigns, all our right title and interest in and to the following described real estate situate and lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No; 5863, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 219, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, Register's Office for said County, to which reference is here made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, Page 415, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein are the amendments to the Master Deed of record in Book 5545, Page 510, and the amendments to the By-Laws of record in Book 5537, Page 988, and Book 5868, Page 70 said Register's office.

Being the same property conveyed to Walter McCord and wife, Lisa McCord by deed dated July 19, 2016, recorded August 1, 2016, as Instrument Number 20160801-0079104, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Any and all recorded and unrecorded governmental zoning regulations, building restrictions and setback lines, and subdivision covenants or ordinances, or easements or rights-of-way for public utilities in effect thereon.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN, WITHOUT THE BENEFIT OF A SURVEY OR TITLE EXAMINATION, FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.

WITNESS my hand this the 29th day of August, 2019.

WALTER MCCORD

LISA MCCORD

STATE OF TENNESSEE
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Walter McCord and Lisa McCord, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal at office this 29th day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF FRANKLIN

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to me before this 29th day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 9-24-22

LYDIA CURTIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FRANKLIN