Karen Johnson Davidson County
Batch# 609720 DEEDQC
04/07/2021 03:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210407-0046314

THIS INSTRUMENT PREPARED BY: Andra Hedrick, Esq. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $ NONE. Affiant Subscribed and sworn to before me, this 31st day of March, 2021. Notary Public My commission expires: 11/12/2024

JESSICA N. GABRIEL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Gregory Howard McCormack, Trustee & Courtney Lee-Sue Cottingham, Trustee 134 Courtney Cove Gallatin, TN 37066	SAME	161160A03700CO

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **GREGORY H. MCCORMACK AND WIFE, COURTNEY L. MCCORMACK** ("Grantor"), 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 of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto

GREGORY HOWARD MCCORMACK AND COURTNEY LEE-SUE COTTINGHAM, AS TRUSTEES OF THE MCCORMACK & COTTINGHAM TRUST, dated March 9, 2021, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit No. 37 on the Plan of Townhomes of Shadow Glen, as shown on the Exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Instrument No. 20041025-0128065; Instrument No. 20050118-005927; Instrument No. 20050317-0029206, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate description.

Being the same property conveyed to Gregory H. McCormack and Courtney L. McCormack, husband and wife, by deed from Azadeh Shahhosseini and Zabihidiah Shahhosseini, husband and wife, of record in Instrument No. 20080930-0098888, Register's Office for Sumner County, Tennessee.

The legal description is the same as in the previous deed of record.

This is improved property known as 144 Shadow Glen Drive, Nashville, TN 37211.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 31st day of March 2021.

Gregory H. McCormack

Courtney L. McCormack

830217.1/200736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GREGORY H. MCCORMACK**, 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 31st day March, 2021.

Notary Public

My Commission Expires: November 12, 2024

JESSICA N. GABRIEL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **COURTNEY L. MCCORMACK**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day March, 2021.

Notary Public

My Commission Expires: November 12, 2024

JESSICA N. GABRIEL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

TRUE COPY CERTIFICATION

I, Andra Hedrick, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Andra Hedrick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: November 12, 2024

Notary's Seal

JESSICA N. GABRIEL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

830217.1/200736