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Name and Address of New Owner:
Gregory H. McCormack and Courtney L. McCormack
1350 Rosa L Parks Boulevard
#246
Nashville, TN 37208

Send Tax Bills To:
CMG Financial
3160 Crow Canyon Road, Suite 400
San Ramon, CA 94583

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 081-12-0T-0246.00-CO

Karen Johnson Davidson County
Batch# 697583 **DEEDWARR**
08/16/2021 08:33:25 AM 3 pgs
Fees: $18.00 Taxes: $1,077.63
20210816-0109953

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Taylor Abram Leatherwood and Courtney Elaine Kruger, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gregory Howard. McCormack and Courtney McCormack, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 246, Werthan Lofts IV and V Condominiums, Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, in the Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Taylor A. Leatherwood, a single person, by Warranty Deed from Werthan V. Lofts, LLC, of record in Instrument No. 20150112-0002967 Register's Office for Davidson County, Tennessee, dated January 07, 2015 and recorded on January 12, 2015. (Value of consideration shown in aforementioned deed $145,000.00.)

Being also known as 1350 Rosa L. Parks Boulevard, #246, Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of August, 2021.

Taylor Abram Leatherwood
_____(SEAL)
Taylor Abram Leatherwood

Courtney Elaine Kruger
_____(SEAL)
Courtney Elaine Kruger

STATE OF Florida
COUNTY OF Manatee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Taylor Abram Leatherwood and Courtney Elaine Kruger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

TN DL: 144860802 EXP 2/28/2028 TN DL: 124026644 EXP 12/09/2027

Witness my hand and seal this 12th day of August, 2021.

SHERRI JOY SMALL
Notary Public - State of Florida
Commission # GG 981136
Expires on April 23, 2024

Sherri Joy Small
Notary Public Sherri Joy Small
My commission expires: 04/23/2024
GG 981136

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $291,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Theresa L. Smith
(Affiant)

Sworn to and subscribed before me this
12th day of August, 2021.

Notary Public
My commission expires: 5/5/2025

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No. 2021-1745

Certificate of Authenticity

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 12, 2021.

Date

Affiant Signature

8/12/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of August, 2021.

Becky Elizabeth Burch

Notary's Signature

My Commission Expires: 8/12/21

Date

Notary's Seal (if on paper)

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON