(1)

Karen Johnson Davidson County
Batch# 795902 DEEDQC
01/27/2022 09:41:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220127-0009761

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant:

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-17-2022

Notary Public:

My Commission Expires:

ADDRESS OF NEW OWNER:
Matthew Sugalski
555 Church Street, Apt 2205
Nashville, TN 37219

SEND TAX BILLS TO:

MAP/PARCEL:
093-06-1-C-119.00 CO

QUITCLAIM DEED

For and in consideration of Ten Dollars (10.00), cash in hand paid, the receipt of which is hereby acknowledged, **TRACY ALLENSWORTH FKA TRACY MCMAHON, UNMARRIED,** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **MATTHEW T. SUGALSKI, UNMARRIED,** (hereinafter referred to as "**GRANTEE**") his successors and assigns, in and to the following described tract of land:

Real property in Davidson County, Tennessee, being Unit No. FU-2205, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, as amended and restated by Amended and Restated Master Deed of record in Instrument No. 20050527-0060253, and further amended in Instrument No. 20090320-0025437 and Instrument No. 20120820-0074399, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed, as amended and restated.

Being the same property conveyed to Matthew Sugalski, unmarried, and Tracy McMahon, unmarried, as tenants in common, by Warranty Deed from Cortia Holdings, LLC, a Tennessee Limited Liability Company, dated July 21, 2016, of record in Instrument No. 20160727-0077050, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 555 Church Street, Apt. 2205, Nashville, TN 37219.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this the 24th day of January, 2022.

TRACY ALLENSWORTH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **TRACY ALLENSWORTH**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Franklin, Tennessee, this 24th day of January, 2022.

Notary Public

My Commission Expires:

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022