Karen Johnson Davidson County
Batch# 972813 DEEDQC
02/21/2023 03:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230221-0012304

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 15 day of February, 2023.

NOTARY PUBLIC
My Commission Expires: _____

OFFICIAL SEAL
CARMELA RINELLA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/29/26

ADDRESS OF NEW OWNER:
Comfy Monkey, LLC
12631 Whisper Creek Way
Mokena, IL 60448

SEND TAX BILLS TO:
New Owner

Map & Parcel: 119-03-0B-018.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Michael J. Cogan, a married man, and Todd M. O'Reel, a married man,** Grantor, does hereby quitclaim and convey all of their undivided right, title and interest, to the hereinafter described property to **Comfy Monkey, LLC, an Illinois limited liability company**, Grantee. Said property conveyed herein is described as follows:

A certain condominium in Davidson County, Tennessee, being Unit 110 of the Bradford Flats Condominiums, a Horizontal Property, established pursuant to all the provisions of the Tennessee "Horizontal Act" as the same set out in Section 66-27-101 et. seq., as amended in the Tennessee Code and as established by Master Deed and By-Laws of record in Instrument No. 20220222-0019981, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of the Bradford Flats Condominiums as shown on Exhibit "B" to the Master Deed of record in Instrument Number 20220222-0019981 and as amended in Instrument Number 20220606-0064634, and as amended in Instrument Number 20220815-0092382, and as corrected in Instrument Number 20220901-0098691, of record as aforementioned, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael J. Cogan, a married man, and Todd M. O'Reel, a married man, from Dill Property Holdings, LLC, by Warranty Deed, of record in Instrument No. 20230125-0005748, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 293 Plus Park Blvd #110, Nashville, TN 37217.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 15 day of February, 2023.

Michael J. Cogan

Todd M. O'Reel

STATE OF IL

COUNTY OF Will

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Michael J. Cogan**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 15 day of February, 2023.

My Commission Expires: Notary Public

OFFICIAL SEAL
CARMELA RINELLA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/29/26

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Todd M. O'Reel**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 15 day of February, 2023.

My Commission Expires: Notary Public

OFFICIAL SEAL
CARMELA RINELLA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/29/26

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 15, 2023.

J. Carlton Drumwright

2/15/23
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 2/15/23.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY