This Instrument prepared by: Gregory McCormack

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Gregory and Courtney Mccormack on this the 17 day of May, 2023 for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto MCCORMACK & COTTINGHAM TRUST all right, title and interest in and to the following described real estate, to wit.

Property Address:
1350 Rosa L. Parks BLVD Unit 246, Nashville TN, 37208
Map & Parcel: 081-12-0T-0246.00-CO
Current Source of Title: 20210816-0109953

Karen Johnson Davidson County
Batch# 1004343 DEEDQC
05/17/2023 01 53 11 PM 2 pgs
Fees $12 00 Taxes $0 00
20230517-0037041

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 17 day of MAY, 2023

STEVEN A. MOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov 3, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared GREGORY MCCORMACK & COURTNEY MCCORMACK with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 17 day of MAY, 2023

Notary Public

My commission expires: 11/3/25

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn before me this the _____ day of _____, 20_

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Courtney McC, Affiant
Subscribed and sworn before me this the
17 Day of May, 2023.
A. Hayes, Deputy Register

Notary Public

My commission expires:

The following information is not a part of this Deed.

Property Address: ~~2929 TEAKWOOD~~ DR, 1350 Rosa L. Parks BLVD
~~NASHVILLE, TN 37214~~ unit 246
Nashville TN 37208

Send tax bills to:
Owner's Name and Address Gregory & Courtney McCormack
134 Courtney Cove

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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

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

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

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 herembefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons