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.
2929 TEAKWOOD DR, NASHVILLE, TN 37214
Map & Parcel: 09610010500

Current Source of Title: 20210112-0005121

Karen Johnson Davidson County
Batch# 1004343 DEEDQC
05/17/2023 01 53 11 PM 3 pgs
Fees $17 00 Taxes $0 00

20230517-0037042

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 & 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 ___ 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 _____

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,
NASHVILLE, TN 37214

Send tax bills to:
Owner's Name and Address Gregory & Courtney
McCormack
134 Courtney Cove
Gallatin, TN 37066

RECORD AND RETURN TO
WilsonBerry Title and Escrow, LLC
2231 N Mt Juliet Rd
Suite 203
Mt Juliet, Tennessee 37122
File No WB200362

Karen Johnson Davidson County
Batch# 552231 DEEDWARR
01/12/2021 09:33 30 AM 4 pgs
Fees: $23.00 Taxes: $847 30
20210112-0005121

WARRANTY DEED

DOLORES E. BROWN · STATE OF TENNESSEE · NOTARY PUBLIC · SUMNER COUNTY · My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000 00

Melissa Jones
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of December, 2020

NOTARY PUBLIC

My commission expires 4-17-2023

THIS INSTRUMENT PREPARED BY
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Road, Suite 203, Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gregory McCormack and Courtney McCormack 2929 Teakwood Drive Nashville TN 37214	Same address as new owner	09610010500

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Nine Thousand and 00/100 Dollars ($229,000 00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BENJAMIN C. WILSON AND WHITNEY WILSON, TRUSTEES OF BENJAMIN WILSON REVOCABLE LIVING TRUST, UNDER THE PROVIDSIONS OF A TRUST AGREEMENT DATED APRIL 3, 2017**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GREGORY HOWARD MCCORMACK AND COURTNEY MCCORMACK**, husband and wife, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No 120 on the Map of Cloverhill Section II, as of record in Plat Book 2133, page 46, Register's Office of Davidson County, Tennessee, to which refernce is hereby made for a more complete description

Being the same property conveyed to Benjamin Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust, under the provisions of a Trust agreement dated April 3, 2017 from Francine Dobson, an unmarried woman, by Warranty Deed dated 09/14/2020 and recorded 09/15/2020 in Instrument No 20200915-0104974, Register's Office of said County

Being the same property conveyed to Ray Dobson from The Elizabeth B Campbell Testamentary Trust by Quitclaim Deed dated 12/26/2012 and recorded 01/23/2013 in Instrument No 20130123-0007273, Register's Office of said County The said Ray Dobson having since died Property devised to his surviving spouse, Francine Diane

Dobson by Affidavit of Inheritance of Real Estate dated 08/14/2020 and recorded 08/19/2020 in Instrument No 20200819-0093112, Register's Office of said County Also see Probate Docket #2018PR-578

Being the same property conveyed to C. Anthony Edwards, Trustee of the Elizabeth B Campbell Testamentary Trust from C. Anthony Edwards, Executor of the Estate of Elizabeth B Campbell Deceased, by Quitclaim Deed dated 02/13/2006 and recorded 02/21/2006 in Instrument No 20060221-0020228, Register's Office of said County

Being the same property conveyed to Elizabeth Campbell from Walter A Lemaster and wife, Patty B Lemaster, by Quitclaim Deed dated 12/31/1972 and recorded 01/03/1973 in Book 4669, page 488, Register's Office of said County The said Elizabeth Campbell having since died See Probate Case No 01P-792

Being the same property conveyed to Walter A Lemaster and wife, Patty B Lemaster from Doyle Eugene Maddox, unmarried, by Warranty Deed dated 03/06/1968 and recorded 03/07/1968 in Book 4217, page 487, Register's Office of said County

The address of the herein described property is believed to be 2929 Teakwood Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee, and to the zoning and subdivision regulations of the appropriate governmental body

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same, and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever

WITNESS MY/OUR HANDS, this the 30th day of December, 2020

TRUSTEE

Benjamin C Wilson, Trustee of Benjamin Wilson Revocable Living Trust under the provisions of a Trust agreement dated April 3, 2017

Trustee

Whitney Wilson, Trustee of Benjamin Wilson Revocable Living Trust under the provisions of a Trust agreement dated April 3, 2017