QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1060272 DEEDQC
10/13/2023 09:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231013-0080197

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF Oct., 2023.

Notary Public

MY COMMISSION EXPIRES: 10/10/26
(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY (and return to):
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER IS:
Joseph Thomas McCarthy	**Same**	
(NAME)	(NAME)	**060-11-0B-021.00**
754 Cottage Park Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

JAMES MCCARTHY AND WIFE, CATHERINE M. MCCARTHY AND JOSEPH THOMAS MCCARTHY, A MARRIED MAN

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

JOSEPH THOMAS MCCARTHY AND KELSEY MICHELLE MCCARTHY, HUSBAND AND WIFE

HIS HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

SEE ATTACHED "EXHIBIT A"

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **improved** property known as: 754 Cottage Park Dr., Nashville, TN 37207

Witness our hands this the 5th day of October, 2023.

James McCarthy

James McCarthy

Catherine M. McCarthy

Catherine M. McCarthy

STATE OF Michigan)
COUNTY OF Wayne)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James McCarthy and Catherine M. McCarthy**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of October, 2023.

Theresa K. Rowe

Notary Public
My Commission Expires:

THERESA K ROWE
Notary Public - State of Michigan
County of Wayne
My Commission Expires Sep 9, 2029
Acting in the County of Wayne

[Signature page of Quitclaim Deed]

Joseph Thomas McCarthy

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph Thomas McCarthy**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of OCTOBER, 2023.

Notary Public
My Commission Expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 21, COTTAGE PARK HORIZONTAL PROPERTY REGIME AS SHOWN OF RECORD IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COTTAGE PARK HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20151203-0122006 AS AMENDED IN INSTRUMENT NOS. 20160126-0007567 AND 20160928-0102452, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTON OF SAID PROPERTY; TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS APPURTENANT TO SUCH UNIT AS SET FORTH THEREIN.

BEING THE SAME PROPERTY CONVEYED TO JAMES MCCARTHY AND WIFE CATHERINE M. MCCARTHY AND JOSEPH THOMAS MCCARTHY, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM D225, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 7/03/2017, RECORDED 7/05/2017 AND APPEARING OF RECORD AT INSTRUMENT NO. 20170705-0067440, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JOSEPH THOMAS MCCARTHY SUBSEQUENTLY MARRIED KELSEY MICHELLE MCCARTHY.

Certificate of Authenticity

I, Leslie G. Hayes, 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 10/5/2023.

Date

Affiant Signature

10/12/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12th day of October, 2023.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)