This instrument was prepared by:

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Karen Johnson Davidson County
Batch# 1086406 DEEDQC
12/29/2023 08:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231229-0099959

QUITCLAIM DEED

FROM: CINDY MCCORMICK, Grantor

TO: SHANE MCCORMICK, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Shane McCormick 5637 Hearthstone Lane Brentwood, Tennessee 37027	Same	160-11-0-054.00

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in the case styled *Cindy McCormick v. Shane McCormick*, Williamson County Chancery Court, Franklin, Tennessee, Docket #23CV-52154J and that there was no other consideration given for the transfer.

Shane R. McCormick
Affiant

SUBSCRIBED AND SWORN TO before me, this the 27 day of December, 2023.

KENDALL LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

Kendall Lewis
Notary Public
My Commission Expires: 05/03/2027

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement

executed in that certain case styled *Cindy McCormick v. Shane McCormick,* Williamson County Chancery Court, Franklin, Tennessee, Docket #23CV-52154J. Accordingly, CINDY MCCORMICK does hereby quitclaim unto the said SHANE MCCORMICK, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tracts or parcels of land in Davidson County, Tennessee, as described more fully in Exhibit A attached hereto.

The Property is improved property known as 5637 Hearthstone Lane, Brentwood, Davidson County, Tennessee 37027.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 28th day of December, 2023.

GRANTOR:

CINDY MCCORMICK

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, April D. Pica, a Notary Public of said County and State, CINDY MCCORMICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 28 day of December, 2023.

APRIL D. PICA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 07-20-2024

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hearthstone, Phase 7 of record in Plat Book 6250, Page 935, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SHANE MCCORMICK and CINDY MCCORMICK by Warranty Deed from JAMES N. GILLIAM, dated April 20, 2022, of record as Instrument Number 20220427-0048759, Register's Office for Davidson County, Tennessee.

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, MELINDA A. GRAY, 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 December 28, 2023

MELINDA A. GRAY

Date: December 28, 2023

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Brittany Wood, a Notary Public of said County and State, MELINDA A. GRAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 28th day of December, 2023

Notary Public
My Commission Expires: 11 5 24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024