Karen Johnson Davidson County
Batch# 1101445 DEEDQC
02/15/2024 12:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240215-0010595

File No: TN2309251R

After Recording, Send to:
Novare National Settlement Service, LLC
3180 Curlew Rd., Suite 108
Oldsmar, FL 34677

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Cliff A. McCormack, 2916 Lyncrest Drive, Nashville, TN 37214

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 096-14-0-121.00

QUITCLAIM DEED

Cliff A. McCormack, married, joined by spouse **Jennifer McCormack,** ("Grantor"), of **2916 Lyncrest Drive, Nashville, TN 37214**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Cliff A. McCormack,** married, as sole and separate property, ("Grantee"), whose tax mailing address is **2916 Lyncrest Drive, Nashville, TN 37214,** with quitclaim covenants, their interest in the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS: Land in Davidson County, Tennessee, being Lot No. 777 on the Plan

of Cloverhill, Section No. IX of record in Plat Book 2331, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property Address is: 2916 Lyncrest Drive, Nashville, TN 37214

BEING THE SAME PROPERTY CONVEYED TO CLIFF A. MCCORMACK, UNMARRIED BY WARRANTY DEED FROM REGINA R. DAVIS, MARRIED AND HEDY E. DAVIS, UNMARRIED AND KEVIN D. DAVIS, UNMARRIED OF RECORD IN BOOK 10300, PAGE 555, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 18, 1996 AND RECORDED ON DECEMBER 26, 1996.

Parcel ID: 096-14-0-121.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 01 February, 2024:

Cliff A. McCormack

Jennifer McCormack

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Cliff A. McCormack** and **Jennifer McCormack**, personally known to me, or has produced photo D.L., as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 01 day of Feb, 2024.

Notary Public

HELEN F MACKEY TENNESSEE NOTARY PUBLIC MY COMM. EXPIRES: 08-28-27 SUMNER COUNTY

HELEN F MACKEY TENNESSEE NOTARY PUBLIC MY COMM. EXPIRES: 08-28-27 SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

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 $ 0.

Affiant

Subscribed and sworn to before me on this the 01 Feb day of February, 2024.

Notary Public

My Commission Expires: 06-29-2027

SEAL

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Amy Small, 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 2/1/24 (date of document).

Affiant Signature

2/5/24
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 5th day of Feb, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Notary Public State of Florida
John A. Innes Jr.
My Commission
HH 279528
Exp. 8/29/2026