Karen Johnson
Batch # 1191254
10/09/2024 10:02:52 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241009-0078381

The Instrument Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, Tennessee 37055
B24-0466-D

QUITCLAIM DEED

ADDRESS NEW OWNER
Lee and Meagan McCormick RLT
6 Valley Forge
Nashville, TN 37205

SEND TAX BILLS TO:
New Owner

MAP PARCEL
Parcel ID: 116 08 0A 006.00

For and in consideration of One and no/100 Dollar ($1.00), the undersigned Meagan Ashley Tracy McCormick, hereinafter the GRANTOR, does hereby quitclaim and convey unto The Lee and Meagan McCormick Revocable Living Trust, hereinafter the GRANTEE, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Sugartree, Phase 1, of record in Plat Book 4675, Pages 141 and 142, as amended in Book 4869, Page 686, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, and Book 5238, Page 93, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Meagan Ashley Tracy McCormick by deed from Joseph G. Taylor, an unmarried man, dated May 10, 2023, of record in Instrument Number 20230511-0035295, in the Register's Office of Davidson County, Tennessee.

The above-described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 4675, Pages 141 and 142, amended in Book 4869, Page 686, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, and Book 5238, Page 93, Register's Office for Davidson County, Tennessee.

2) Declaration of Covenants, Conditions and Restrictions for Sugartree of record In Book 4857, Page 157, as amended in Book 4911, Page 356, in Book 4996, Page 126, in Book 5003, Page 688, in Book 5152, Page 401, in Book 5514, Page 138, in Book 5691, Page 61, and Amended and Restated in Book 11758, Page 466, and further amended in Instrument No. 20170522-0050870 and in Instrument No. 20210430-0058356, Register's Office for Davidson County, Tennessee.

3) Charter of Sugartree Homeowners Association, Inc., of record in Book 5683, Page 670, Register's Office for Davidson County, Tennessee.

4) Conveyance of common areas to Sugartree Homeowners Association, Inc., of record in Book 5683, Page 675, said Register's Office.

5) Easement for a water main and water rights as contained In the Deeds of record In Book 613, Page 713, and in Book 660, Page 34, Register's Office for Davidson County, Tennessee.

6) Sewer Easement of record in Book 3400, Page 63, Register's Office for Davidson County, Tennessee.

7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3958, Page 122, in Book 4005, Page 367, and in Book 7061, Page 100, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunder set their hands this 4th day of October 2024.

Meagan Ashley Tracy McCormick

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Meagan Ashley Tracy McCormick, 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 as her free act and deed.

Witness my hand and official seal at office this the 4th day of October 2024.

NOTARY PUBLIC

My Commission Expires: 3/20/28

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me, this the 4th day of October 2024.

NOTARY PUBLIC

My Commission Expires: 3/20/28

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY