Karen Johnson Davidson County
Batch# 1200170 DEEDQC
11/01/2024 08:14:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241101-0084724

QUITCLAIM DEED

MAIL RECORDED DEED TO:

SARA M. CZEPIEL
HILTON ESTATE & ELDER LAW, LLC
2100 GENESEE STREET
UTICA, NY 13502

OWNER (SEND TAX BILLS TO):

JOHN P. MCCORMACK, TRUSTEE
BRIANNA E. MCCORMACK, TRUSTEE
4382 CHICKERING LN.
NASHVILLE, TN 37215

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN P. MCCORMACK and BRIANNA E. MCCORMACK, husband and wife (herein, "Grantor"), whose address is 4382 Chickering Ln., Nashville, TN 37215, hereby bargains, sells, remises, releases, quit claims and conveys to (a) JOHN P. MCCORMACK AND BRIANNA E. MCCORMACK, Trustees of the JMP LIVING TRUST dated March 21, 2016 and any amendments thereto, a 50% interest, and (b) BRIANNA E. MCCORMACK AND JOHN P. MCCORMACK, Trustees of the BEM LIVING TRUST dated March 21, 2016 and any amendments thereto, a 50% interest (together herein, "Grantee"), each of whose address is 4382 Chickering Ln., Nashville, TN 37215, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4382 Chickering Ln., Nashville, TN 37215

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 144 10 0 011.00

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 10th day of October, 2024.

GRANTOR:

John P. McCormack

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John P. McCormack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of October, 2024.

[Affix Notary Seal]

ASHLEY PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ashley Patterson
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/03/2027

GRANTOR:

Brianna E. McCormack

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brianna E. McCormack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of October, 2024.

[Affix Notary Seal]

ASHLEY PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ashley Patterson
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/03/2027

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

JMP Living Trust dated March 21, 2016

John P. McCormack

John P. McCormack, Trustee

Subscribed and sworn to under oath before me, this 10th day of October, 2024 by John P. McCormack, as Trustee of JMP Living Trust dated March 21, 2016.

Ashley Patterson
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/03/2027

[Affix Notary Seal]

ASHLEY PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantee:

JMP Living Trust dated March 21, 2016

Brianna E. McCormack

Brianna E. McCormack, Trustee

Subscribed and sworn to under oath before me, this 10th day of October, 2024 by Brianna E. McCormack, as Trustee of JMP Living Trust dated March 21, 2016.

Ashley Patterson
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/03/2027

[Affix Notary Seal]

ASHLEY PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantee:

BEM Living Trust dated March 21, 2016

Brianna E. McCormack, Trustee

Subscribed and sworn to under oath before me, this 10th day of October, 2024 by Brianna E. McCormack, as Trustee of BEM Living Trust dated March 21, 2016.

[Affix Notary Seal]

ASHLEY PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/03/2027

Grantee:

BEM Living Trust dated March 21, 2016

John P. McCormack, Trustee

Subscribed and sworn to under oath before me, this 10th day of October, 2024 by John P. McCormack, as Trustee of BEM Living Trust dated March 21, 2016.

[Affix Notary Seal]

ASHLEY PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/03/2027

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 1 thru 9 on the Plan of Chickering Estates, Section I, as of record in Book 2663, Pages 86 and 87, and amended in Book 2900, Page 108, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEGINNING at a point in the easterly margin of Chickering Lane, being the common corner of Lots 2 and 3 on said Chickering Lane; thence southeasterly with the dividing line between said Lots 2 and 3, 438.5 feet to a point; thence North 4 deg. 54 min. East 320.5 feet to a concrete monument in the southerly boundary of Chickering Lane; thence following the southerly boundary of Chickering Lane northwesterly 330.8 feet to concrete monument; thence continuing with the southerly boundary of Chickering Lane westerly 15.3 feet to another concrete monument; thence continuing with the easterly boundary of Chickering Lane around a curve in a southwesterly direction 36.4 feet to a concrete monument; thence continuing with the easterly boundary of Chickering Lane in a southerly direction 214.0 feet to a concrete monument; thence continuing with the easterly boundary of Chickering Lane 8.0 feet to the point of beginning.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 2663, Pages 86 and 87, and amended in Book 2900, Page 108, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 2810, Page 5, and amended in Book 3096, Page 210, and Appointment of Committee and Second Amendment to Restrictions in Instrument No. 20080821-0086095, and Appointment of Successor Committee Member in Instrument No. 20150720-0070581 and Instrument No. 20190930-0098979, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20230719-0055559 on July 19, 2023.

PIN NO: 144 10 0 011.00

STREET ADDRESS:

4382 Chickering Ln., Nashville, TN 37215

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

24-093748 (DS)

Certificate of Authenticity

I, Shelley Bryant, 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 10/10/24.

Date

Shelley Bryant

Affiant Signature

10/10/24

Date

State of FL

County of Hillsborough

Sworn to and subscribed before me this 10th day of October, 2024.

Angela N. Guiler

Notary's Signature

My Commission Expires: Sept. 20, 2025

Date

Notary's Seal (if on paper)

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025