THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 1st day of November, 2024 Notary Public My Commission Expires:

Karen Johnson
Batch # 1201004
11/04/2024 09:32:08 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241104-0085359

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

QUITCLAIM DEED

Address New Owner: XO Homes LLC 447 Red Thistle Dr Highlands Ranch, CO 80126	Send Tax Bills To: New Owner	Tax Information: 080-04406-000.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Steven Cogar, a married man,** hereinafter referred to as the ("Grantors") do hereby quitclaim, transfer and convey unto **XO Homes LLC, a Tennessee Limited Liability Company,** its successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No.1612, on the plan of Hydes Ferry Hideaway, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Hydes Ferry Hideaway, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230206-0008664, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Steven Cogar, married by deed from 1612 County Hospital, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20241030-0083538, Register's Office of Davidson County, Tennessee.

Said property was never the marital residence of Grantor.

This is property known as 1612 County Hospital Road, Nashville, TN 37218.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31 day of October, 2024

Steven Cogar

STATE OF Colorado)

COUNTY OF Douglas)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Steven Cogar the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of October 2024.

Notary Public

My Commission Expires: 10/10/2026

KYU TAE KIM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224039121
MY COMMISSION EXPIRES 10/10/2026