THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Boulevard, Suite 130** **Nashville, Tennessee 37215** **File No. 240347088** Karen Johnson Davidson County Batch # 1231276 DEEDQC 01/29/2025 10 12 24 AM 2 pgs Fees $12 00 Taxes $0 00 20250129-0006806	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $-0- Affiant Subscribed and sworn to before me, this 28TH day of January, 2025 Notary Public My Commission Expires

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20

QUITCLAIM DEED

Address New Owner	Send Tax Bills To	Tax Information
XO Homes, LLC 447 Kentmere Drive Highlands Ranch, CO 80126	New Owner	091 10 0V 011 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 and Shawanna Cogar, Co-Trustees of the Steven and Shawanna Cogar Revocable Trust** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **XO Homes, LLC, a Tennessee limited liability company,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows

Land situated in Davidson County, Tennessee, being Unit No 11, as established in Declaration of Covenants, Conditions and Restrictions for Sterling Point, a Horizontal Property Regime with Private Elements of record at Instrument No 20180806-0077219, as amended at Instrument No 20180808-0078139, Instrument No 20220525-0060680 and Instrument No 20240122-0003204, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property

Being the same property conveyed to Steven Cogar and Shawanna Cogar, Co-Trustees of the Steven and Shawanna Cogar Revocable Trust, by Warranty Deed from Jeffrey James Gingrich and Taylor Marie Gingrich, husband and wife, of record in Instrument No 20240417-0027344, in the Register's Office of Davidson County, Tennessee, dated April 10th, 2024, and recorded on April 17th, 2024

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record

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, Grantor has executed this instrument on this 24 day of January, 2025

Steven and Shawanna Cogar Revocable Trust

BY _____
Steven Marshall Cogar, Trustee

BY: _____
Shawanna Lee Cogar, Trustee

STATE OF Colorado)
COUNTY OF Douglas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Marshall Cogar and Shawanna Lee Cogar, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees for the Steven and Shawanna Cogar Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand and official seal at office, this 24 day of January, 2025

_____
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