Karen Johnson Davidson County
Batch# 1284605 DEEDWARR
06/16/2025 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20250616-0046619

This Instrument Prepared By:
Watauga Title and Escrow Co., LLC
Thomas I. Bottorff, Attorney-at-Law
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Gregory Howard McCormack, Trustee et al
134 Courtney Cove
Gallatin, TN 37066

SEND TAX BILL TO:
New Owner

Map/Parcel
#95-8-25.00

MORTGAGEE:
None

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Engauge Properties LLC, a Tennessee limited liability company**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Gregory Howard McCormack and Courtney Lee-Sue Cottingham, collectively as Trustee of The McCormack & Cottingham Trusted dated March 9, 2021,** hereinafter called the "GRANTEE", their successors and representatives, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING all of **Lot No. 176 of Section III, Eva-Mor Heights,** as shown by plat and survey of record in Plat Book 1835, page 92, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Engauge Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated July 1, 2024, from Mark Thompson and Tina Johnson of record in Instrument #20240702-0050037, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

This is **improved** property known as **344 Tamworth Drive, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and representatives, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND, this the **6th** day of **June, 2025.**

Engauge Properties LLC,
a Tennessee limited liability company

By: Lisa D. Turner
Lisa D. Turner, Authorized Agent
Authorized Agent

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Lisa D. Turner**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be an Authorized Agent of **Engauge Properties LLC, a Tennessee limited liability company**, the within named bargainor, and she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as such Authorized Agent.

WITNESS my hand and official seal this 6th day of June, 2025.

Susan G Cox
NOTARY PUBLIC

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 07-01-2025

STATE OF TENNESSEE
COUNTY OF Sumner

The actual value or consideration, whichever is greater, for this transfer is ~~$329,000~~.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of June, 2025.

NOTARY PUBLIC

CELESTINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES MAY 23, 2028

My Commission Expires: 5/23/28

File No. 25058037

Tennessee Certification of Electronic Document

Regina Sullo, 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 6/16/25 (date of document)

Regina Sullo
Affiant Signature

June 13, 2025
Date

State Of TN
County of Davidson

Sworn and subscribed before me this 13 day of June 20 25

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026