QUITCLAIM DEED

STATE OF North Carolina, COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10 00

Affiant

Subscribed and sworn to me on October 8, 2025

NOTARY PUBLIC

My Commission Expires 02/04/2029

DANIELLE B. LONG NOTARY PUBLIC MECKLENBURG COUNTY, NC

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search

THIS INSTRUMENT WAS PREPARED BY
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
3101 Belwood, LLC 2325 Springdale Avenue, Charlotte, NC 28203	Regions Bank, dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	104 02 2B 004 00CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Christopher Kosa, an unmarried man and Heather McLarney, an unmarried woman, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto 3101 Belwood, LLC, a North Carolina limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows

Land in Davidson County, Tennessee, being Townhome Unit D (aka Lot 4), as established by the Declaration of Covenants, Conditions and Restrictions for 3101 Belwood Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No 20160104-0000453, in the Register's Office for Davidson County, Tennessee Said Unit also being shown as part of Exhibit "B" therein

Being the same property conveyed to Christopher Kosa, an unmarried man and Heather McLarney, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated February 8th, 2017, and recorded on February 9th, 2017, of record in 20170209-0013917, Register's Office for Davidson County, Tennessee

This is improved property, known as 3101-D Belwood St., Nashville, TN 37203

Karen Johnson
Batch # 1338195
10/24/2025 10 57 33 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251024-0084741

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on October 8, 2025

Christopher Kosa

Heather McLarney

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

On October 8, 2025, before me personally appeared **Christopher Kosa and Heather McLarney**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal on October 8, 2025.

NOTARY PUBLIC

My Commission Expires. October 16, 2026

ERICA B TESTERMAN
Notary Public
Mecklenburg
County
NORTH CAROLINA