Karen Johnson Davidson County
Batch# 940582 DEEDQC
11/14/2022 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221114-0121170

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Parcel ID:
Sagmont Management, LLC 3553 Seasons Drive Antioch, TN 37013-4906	New Owner	072112V00200CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **DOSS MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND SAGMONT MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, by these presents does hereby quitclaim and convey unto **SAGMONT MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, its successors and assigns, all their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit B, together with the common area, as established by the Declaration for Homes at 1407 Litton Avenue of record as Instrument No. 20221011-0111426 and being shown on the Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Doss Management, LLC and Sagmont Management, LLC by Warranty deed from Vicky Y. Nelson and Andrew J. Drew and Alfred T. Craig, III and Tia E. Craig and Theodous L. Craig and Marquetta A. Craig of record in Instrument No. 20220517-0056297, Register's Office for Davidson County, Tennessee, dated May 13, 2022 and recorded on May 17, 2022.

Being also known as 1407 B Litton Avenue, Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
11 day of November 2022.

Affiant

My commission expires:
(Affix Seal)

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this ___ day of November 2022.

Doss Management, LLC
a Tennessee limited liability company

By: Bradley Doss

Name: Bradley Doss

Its: Owner

Sagmont Management, LLC
a Tennessee limited liability company

By: Nelius Ellis

Name: Nelius Ellis

Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named BRADLEY DOSS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the OWNER of **Doss Management, LLC** and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of November 2022.

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Notary Public

My Commission Expires: 9/8/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named NELIUS ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the MEMBER of **Sagmont Management, LLC** and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of November 2022.

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Notary Public

My Commission Expires: 9/8/25

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 November 14, 2022 (date of document).

Affiant Signature

November 14, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 14th day of November, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023