Karen Johnson Davidson County
Batch# 949612 DEEDQC
12/08/2022 01:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221208-0128045

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, **SAGMONT MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, by these presents does hereby quitclaim and convey unto **ANTONIO L. CARNEY**, his heirs, successors and assigns, a one-half undivided interest in 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 the same property conveyed to Sagmont Management, LLC, a Tennessee limited liability company, by Quitclaim Deed from Doss Management, LLC and Sagmont Management, LLC record in Instrument No. 20221114-0121170, Register's Office for Davidson County, Tennessee, dated November 11, 2022 and recorded on November 14, 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
8 day of December 2022.

Affiant

My commission expires: 9/8/26
(Affix Seal)

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8 day of December 2022.

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 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 8 day of December 2022.

JOHN QUINTON TURNER 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 December 8, 2022 (date of document).

Affiant Signature

December 8, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of December, 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