Karen Johnson Davidson County
Batch# 1001573 DEEDQC
05/10/2023 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230510-0034814

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, **ANTONIO L. CARNEY**, by these presents does hereby quitclaim and convey unto **SAGMONT MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, its successors and assigns, all his 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 the same property conveyed to Antonio L. Carney by Quitclaim Deed from Sagmont Management, LLC, a Tennessee limited liability company, record in Instrument No. 20221208-0128045, Register's Office for Davidson County, Tennessee, dated December 8, 2022 and recorded on December 8, 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.

Affiant

Subscribed and sworn to before me this the
10 day of May 2023.

Notary Public

My commission expires:
(Affix Seal)

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 10th day of May 2023.

Antonio L. Carney

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 Antonio L. Carney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of May 2023.

JOHN QUINTON HORNE
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. Mollis 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 May 10, 2023 (date of document).

Affiant Signature

May 10, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 10th day of May, 2023.

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

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023