QUITCLAIM DEED

ADAM H. JEFFERSON NOTARY PUBLIC TENNESSEE My Comm Exp. January 22 2029 COUNTY OF DAVIDSON

AJ-QCD-25-1200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Segal Properties, LLC and Local Fox, LLC	**New Owners**	**07116028700**
(NAME) **7555 Maggie Drive**	(NAME)	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1305868 DEEDQC
08/04/2025 02:14:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250804-0061644

THE PURPOSE OF THIS QUITCLAIM DEED IS TO RE-ESTABLISH EXISTING UNDERLYING LOT LINES AND TO OBTAIN SEPARATE MAP AND PARCEL NUMBERS

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SEGAL PROPERTIES, LLC AND LOCAL FOX, LLC ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

SEGAL PROPERTIES, LLC AND LOCAL FOX, LLC ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 362 AND 363, PLAN OF OAKWOOD PARK, IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 362 AND 363 FRONT TOGETHER 60 FEET ON THE WESTERLY SIDE OF NORTH 9TH STREET AND RUN BACK BETWEEN PARALLEL LINES, WITH THE NOTHERLY MARGIN OF RICHARDSON AVENUE, 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SEGAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND LOCAL FOX, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED, FROM VANESSA DARLENE SHERRILL LANGSTON, INDIVIDUALLY AND AS ADMINISTRATOR OF ESTATE OF CHARLES LEONARD SHERRILL, DECEASED, DONNA DAVIS KEEN, KIMBERLY SHERRILL YORK, EIL SHERRILL, JR., DAVID BRITTIAN, CHRISTOPHER C. BROWN, JR., JOEY W. BROWN, AND CHASITY S. COLLINS, OF RECORD IN INSTRUMENT NO. 20250722-0057946, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter****

This is **improved** property known as: **1200 Montgomery Avenue, Nashville, TN 37207.**

Witness our hands this the 30 day of July, 2025.

SEGAL PROPERTIES, LLC

JAKE SEGAL
Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAKE SEGAL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as **MEMBER** for **SEGAL PROPERTIES, LLC, a Tennessee limited liability company,** the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the 30 day of July, 2025.

Notary Public
My Commission Expires: 03-20-28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

LOCAL FOX, LLC

John Gleaves
Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Gleaves,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as **AUTHORIZED AGENT** for **LOCAL FOX, LLC, a Tennessee limited liability company,** the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the 30 day of July, 2025.

Notary Public
My Commission Expires: 03-20-28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028