NEW OWNER:

Timothy Fugger
4007 Elkins Alley
Nashville, TN 37209

SEND TAX BILLS TO:

NEW OWNER

Parcel: 104-08-0-362.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
200 E. Spring St.
Lebanon TN, 37087

INFORMATION REQUESTED BY THE PARTIES – NO TITLE SEARCH CONDUCTED

Karen Johnson Davidson County
Batch# 1306929 DEEDQC
08/08/2025 11:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250808-0063136

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and no/100 Dollars ($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Fugger LLC, A Tennessee Limited Liability Company,** ("Grantor") has this day bargained and sold and by these presents does hereby quitclaim unto **Timothy Fugger, an unmarried man,** ("Grantee"), his successors and assigns, forever, all of its interest in the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

See the attached Exhibit A

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 4 day of August, 2025.

Fugger LLC, A Tennessee Limited Liability Company

By: **Timothy Fugger**
Its: **President**

STATE OF Florida
COUNTY OF St. Johns

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Timothy Fugger** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Timothy Fugger** is the President of **Fugger LLC, A Tennessee Limited Liability Company,** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized President.

WITNESS my hand and official seal at office this 4 day of August, 2025.

TERESA J FISCHER
Notary Public - State of Florida
Commission # HH 640881
My Comm. Expires Mar 29, 2029
Bonded through National Notary Assn.

My commission expires: 3/29/29

NOTARY PUBLIC

****

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Sworn to and subscribed to before me this 4 day of August, 2025.

NOTARY PUBLIC

My commission expires:

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
10-26-25

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 11 and the Northerly 7-1/2 feet of Lot No. 12 on the Plan of the Subdivision of Lot No. 60 of the O.B. Hayes Plan of Large Lots, called Rokeby, of record in Plat Book 161, Page 133, in the Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 57-1/2 feet on the Westerly side of Villa Street and run back between parallel lines 145-1/2 feet to an alley.

Being the same property conveyed to **Fugger LLC, A Tennessee Limited Liability Company** by Quitclaim deed from Timothy Fugger, an unmarried man of record in Instrument No. 20201009-0117830, Register's Office for Davidson County, Tennessee, dated 10/6/2020 and recorded on 10/09/2020.

Tennessee Certification of Electronic Document

I, Alex Shaver, 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 8.4.25 (date of document).

Alex Shaver
Affiant Signature

8.8.25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 8 day of August, 2025.

Tonya Thomas
Notary's Signature

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES: 10-26-25