Karen Johnson Davidson County
Batch# 1323483 DEEDQC
09/17/2025 03:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250917-0074351

QUITCLAIM DEED

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-9-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-465

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Augmented Limits LLC	Same as owner	095 04 0 068.00
(NAME)	(NAME)	
2520 Crossfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jon Cressman, an unmarried man**, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Augmented Limits LLC, a Tennessee Limited Liability Company**, (the "**Grantee**"), its successors and assigns, all of his right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 2520 Crossfield Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 15th day of September, 2025.

GRANTOR:

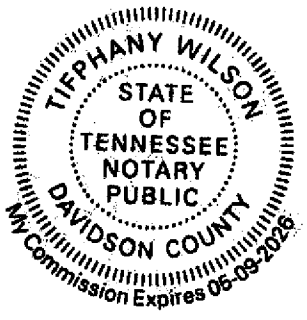
Jon Cressman

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jon Cressman, 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, at office, this 15th day of September, 2025.



Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

PROPERTY DESCRIPTION

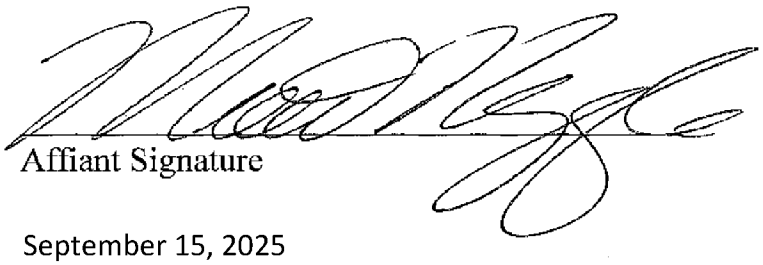
Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of EVA-MOR HEIGHTS of record in Plat Book 1424, Page 149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot 11 fronts 70 feet on the North side of Crossfield Drive and runs back between parallel lines 175 feet to a deadline.

Being the same property conveyed to Mary Martin, a single woman by Warranty Deed from Jeffrey Revlett, unmarried man, of record in Instrument No. 20231030-0084594, in the Register's Office of Davidson County, Tennessee, dated October 26, 2023, and recorded on October 30, 2023.

Being the same property conveyed to Jon Cressman, an unmarried man by Warranty Deed from Mary Martin, a single woman, of record in Instrument No. 20240801-0058336, in the Register's Office of Davidson County, Tennessee, dated July 30, 2024, and recorded on August 01, 2024.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 September 15, 2025.



Affiant Signature

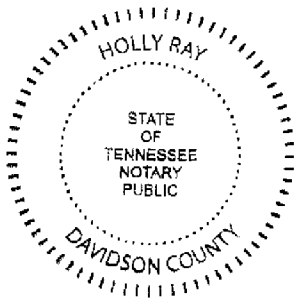
September 15, 2025

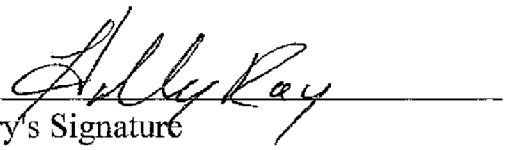
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of September, 2025.





Notary's Signature

My Commission Expires: 03/09/27