Karen Johnson Davidson County
Batch# 1342304 DEEDQC
11/05/2025 02:35:30 PM 5 pgs
Fees: $47.00 Taxes: $0.00
20251105-0088299

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	PARCEL IDENTIFICATION:
3804 HUTSON LLC 1046 PACIFIC BEACH DR SAN DIEGO, CA 92109	3804 HUTSON LLC 1046 PACIFIC BEACH DR SAN DIEGO, CA 92109	MAP/ PARCEL: 061140B00800CO

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED IN THE OFFICE OF, AND, AFTER RECORDING, RETURN TO:
LAW GUYS PLLC
1555 RIO GRANDE AVENUE
FORT WORTH, TEXAS 76102

Excise Tax: $ 0.00
Tenn. Code Ann. § 67-4-409
TN ST § 67-4-409(a)(1)(D)
(No oath of value required for exempt transactions or transactions with no consideration.)

THE STATE OF TENNESSEE §
§ KNOW ALL BY THESE PRESENTS:
COUNTY OF DAVIDSON §

GRANTOR: **COLLIN C. RUGG**, a married man, whose mailing address is 1046 Pacific Beach Dr, San Diego, CA 92109

GRANTEE: **3804 HUTSON LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, whose mailing address is 1046 Pacific Beach Dr, San Diego, CA 92109.

CONSIDERATION: **NONE.**

PROPERTY: See Attached **EXHIBIT "A".**

The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, or feminine as required by context.

All Grantor's right, title, and interest is being conveyed unto Grantee, subject to the matters hereinafter stated, the Property, together with all improvements on the Property, on this the 31st day of October, 2025.

This conveyance of the Property is expressly made subject, however, to all mineral reservations, restrictions, easements, zoning ordinances, and covenants to the extent the same

are valid, presently subsisting and affecting the Property, and which are reflected in the Real Property Records of the County in which the Property is located.

Grantor and Grantee acknowledge that ad valorem taxes that are associated with, related to, or affecting the Property for prior years have been paid, and taxes for the current year are assumed by Grantee.

THIS DEED WAS PREPARED USING INFORMATION FURNISHED BY GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE EXAM.

[SIGNATURES & NOTARY ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on this, the 31st day of October, 2025.

GRANTOR:

Collin C. Rugg

COLLIN C. RUGG

STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me on the 31st day of October 2025, by Collin C. Rugg, *for the consideration and in the capacity stated.*
This is an online notarial act.

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS

Jennifer S. Witcher
Electronic Notary Public
State of Texas
Commission #: 133958127
Commission Expires: 09/13/2026

EXHIBIT "A"

Described property located in Davidson County. Tennessee:

The following described property (hereinafter referred to as the "Premises"):

Being Unit 3804, as established in Declaration of Covenants, Conditions, and Restrictions for Homes at 3806 Hutson Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160803-0080181, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master deed reference is hereby made for a more particular description of said property.

Being the same lot or parcel of land as described in and conveyed by that certain Warranty Deed dated April 16, 2021, from Thomas Clinton McCormick, Jr. and Allison Friedman McCormick, to Collin C. Rugg of record April 19, 2021, of record in Instrument No. 20210419-0052025 in the Public Records of Davidson County, Tennessee.

Parcel ID: 061140B00800CO

Commonly known as 3804 Hutson Ave., Nashville, TN 37216

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Christopher Stephen Tobin, 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 October 31, 2025 (date of document).

Christopher Stephen Tobin

October 31, 2025
Date

STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me today, the 31st day of October, 2025 by Christopher Stephen Tobin for and in the capacity stated.

This is an online notarial act.

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

Notarized online using audio-video communication

