Karen Johnson Davidson County
Batch# 1356729 DEEDQC
12/11/2025 11:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251211-0098608

Address of New Owner:
444 Holdings, LLC
9661 Mountain Daisy Way
Highlands Ranch, CO 80129

Send Tax Bills To:
New Owner

Tax Information
160 140 CO 2200

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Sarah Lanae Carrigan, aka Sarah L. Conahan, and Matthew J. Conahan, Wife and Husband, GRANTOR**, for and in consideration of One Dollar ($1.00), do hereby bargain, sell, release, remise, quitclaim and convey to **444 HOLDINGS, LLC, a Tennessee Limited Liability Company, GRANTEE,** all their right, title and interest in and to the following-described real estate, to wit:

Land in Davidson County, Tennessee, being Unit No. 722 on the Plan of Brentwood Trace Condominiums, Section Two of record in Book 5200, Pages 376 and 377, Register's Office for said County and by the Master Deed establishing a Horizontal Property Regime with respect to Brentwood Trace Condominiums, Section Two of record in Book 5818, Page 915, said Register's Office, to which plan referenced is hereby made for a more complete description.

Being the same property conveyed to Sarah Lanae Carrigan by Warranty Deed from Kevin Wampler and Christy Wampler of record in Instrument No. 20171207-0124752 Register's Office for Davidson County, Tennessee, dated December 1, 2017 and recorded on December 7, 2017.

This property is improved property known as 722 Fox Ridge Dr., Brentwood, Tennessee 37027.

IN TESTIMONY WHEREOF, we have hereunder to our hands this 26 day of November, 2025.

Sarah Lanae Carrigan, aka Sarah L. Conahan, Grantor

Matthew J. Conahan, Grantor

STATE OF Colorado)
) ss.
COUNTY OF Douglas)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sarah Lanae Carrigan, aka Sarah L. Conahan, and Matthew J. Conahan, Wife and Husband, Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be the persons name herein and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 26 day of November, 2025.

WESLEY JOSEPH LEDERHOS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244004838
MY COMMISSION EXPIRES FEB. 02, 2028

Notary Public

We hereby swear or affirm that to the best of our knowledge, information and belief, the actual consideration for this transfer is $ 0.00 .

Sarah Lanae Carrigan, aka Sarah L. Conahan, Grantor

Matthew J. Conahan, Grantor

STATE OF Colorado)
) ss.
COUNTY OF Douglas)

SUBSCRIBED AND SWORN to before me this 26 day of November, 2025.

Notary Public

Prepared By/Record and Return to:
Donald H. Bowman
Bowman & Krieger
1045 Lincoln Mall, Suite 100
Lincoln, NE 68508
(402) 476-8005

WESLEY JOSEPH LEDERHOS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244004838
MY COMMISSION EXPIRES FEB. 02, 2028

Certificate of Authenticity

I, Donald H. Bowman, 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 November 26, 2025.

Date: December 8, 2025

Affiant Signature

December 8, 2025

Date

State of Nebraska

County of Lancaster

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

Notary's Signature

My Commission Expires: 6-11-2027

Date

Notary's Seal (if on paper)

GENERAL NOTARY - State of Nebraska
STACY A. HOLLINGSWORTH
My Comm. Exp. June 11, 2027