File No: 200426763
Grantor's Loan No. 1225574708

Karen Johnson Davidson County
Batch# 1368046 DEEDQC
01/09/2026 03:45:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260109-0002380

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
MEREDITH EZELL FLAUTT III and AMY FLAUTT, 4251 GOSEY HILL ROAD, FRANKLIN, TN 37064

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 068-00-0-059.00, 068-00-0-060.00 and 057-00-0-104.00

QUITCLAIM DEED

FC HOLDINGS LLC, a Tennessee limited liability company, ("Grantor"), of **4642 ASHLAND CITH HWY., NASHVILLE, TN 37218**, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **MEREDITH EZELL FLAUTT III** and **AMY FLAUTT,** a married couple, intending to hold title as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is **4251 GOSEY HILL ROAD, FRANKLIN, TN 37064,** with quitclaim covenants, all its right, title and interest in the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. FIRST TRACT:

A TRACT OF LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 1 ON A SURVEY PREPARED BY GEORAMA LAND SURVEYING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT IN THE NORTHERLY MARGIN OF HYDES FERRY PIKE, THE SW CORNER OF THIS TRACT AND A SE CORNER OF WALL; THENCE ALONG WALL'S EASTERLY LINE, N 2 DEG. 41' 31"E 765.23 FEET TO A STAKE; THE NW CORNER OF THIS TRACT; THENCE LEAVING WALL'S LINE, 86 DEG. 45' E 335.44 FEET TO A STACK, THE NE CORNER OF THIS TRACT; THENCE S 6 DEG. 57' 33"W 832.12 FEET TO A STAKE IN THE NORTHERLY MARGIN OF HYDE'S FERRY PIKE; THENCE ALONG SAID MARGIN, IN A NORTHWESTERLY DIRECTION 288.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.66 ACRES MORE OR LESS. SECOND TRACT: LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF HYDE'S FERRY PIKE, THE SW CORNER OF THIS TRACT AND SE CORNER OF 5.02 ACRE TRACT, PRESENTLY OWNED BY GRANTEE; THENCE ALONG THE COMMON LINE OF SAID TWO TRACTS, N 6 DEG. 57' 33"E 832.12 FEET TO A POINT; THENCE S 86 DEG. 45' E 237.45 FEET TO A POINT; THENCE S 4 DEG. 45' 30"W 891.57 FEET TO A STAKE AND S 4 DEG. 45' 30"W 17.0 FEET TO A POINT IN THE NORTHERLY MARGIN OF HYDES FERRY PIKE; THENCE WITH SAID MARGIN IN A WESTERLY DIRECTION 59.20 FEET; THENCE N 4 DEG. 45' 30"E 20 FEET; THENCE 225.96 FEET WESTERLY TO THE POINT OF BEGINNING, AND CONTAINING 5.02 ACRES, MORE OR LESS. THIRD TRACT: LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE IN THE NORTHEAST CORNER OF A 5.66 ACRE TRACT, PRESENTLY OWNED BY GRANTEE, THE NW CORNER OF 5.02 ACRE TRACT, PRESENTLY OWNED BY GRANTOR'S AND THE SE CORNER OF THIS TRACT; THENCE ALONG THE REAR LINE OF GRANTEE'S 5.66 ACRE TRACT, IN A WESTERLY DIRECTION 335.44 FT. TO A POINT THE SW CORNER OF THIS TRACT AND THE NW CORNER OF GRANTEE'S 5.66 ACRE TRACT; THENCE WITH WALL'S E LINE, N 2 DEG. 41' 31"E 901.57 FT. TO A POST, THE NW CORNER OF THIS TRACT; THENCE S 6 DEG. 57' 33"W 800 FT. TO A POINT OF BEGINNING, CONTAINING 7.15 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO FC HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY FROM MEREDITH EZELL FLAUTT, III AND WIFE, AMY FLAUTT, DATED 06/04/2024, RECORDED 06/04/2024, DEED INSTRUMENT NO. 20240604-0041749, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 068-00-0-059.00, 068-00-0-060.00 and 057-00-0-104.00

Property Address is: 4642 ASHLAND CITH HWY., NASHVILLE, TN 37218

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 10-13-, 2025:

FC HOLDINGS LLC, a Tennessee limited liability company

By: _____

Name: Meredith Flautt III

Its: Managing Member

By: _____

Name: Amy Flautt

Its: Managing Member

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Meredith Flautt III** and **Amy Flautt** as Managing Members on behalf of **FC HOLDINGS LLC, a Tennessee limited liability company**, personally known to me or has produced Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13 day of Oct, 2025.

_____
Notary Public

My commission Expires
1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 13 day of Oct, 20 25.

Notary Public

My Commission Expires: 1-24-2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Oliver Burdine, 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 10/13/2025 (date of document).

Affiant Signature

10/15/2025
Date

State of PA

County of Allegheny

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

Notary's Signature

MY COMMISSION EXPIRES: 12-14-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2025
Commission Number 1411282