File No.

QUITCLAIM DEED

Karen Johnson
Batch # 1411957
04/28/2026 08:51:03 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260428-0036670

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 2-21-2029

(AFFIX SEAL)

EMANUELA WESSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

THIS INSTRUMENT WAS PREPARED BY

Eric Sox
445 Highway 46 South Suite 29 #209
Dickson Tennessee, 37055

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	**MAP – GROUP - PARCEL -**
Sox Rentals LLC	Same as New Owner	
445 Highway 46 South Suite 29 # 209		128-10-0-026.00
Dickson TN 37055		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

New Growth Properties LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL INTEREST HELD, UNTO

Sox Rentals LLC, a Tennessee Limited Liability Company,

HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Stacy Square, Section 2 of record in Plat book 4175, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rando W. Coleman and wife Retta E. Coleman by Warranty Deed from Raymond H Roberts, and wife, Mattie Louise Roberts of record in Book 4390, page 134, Register's Office for Davidson County, Tennessee, dated December 22, 1969 and recorded on January 05,1970.

Being the same property conveyed to Retta Faye Coleman single, subject to life estates retained by Rando W. Coleman and wife Retta E. Coleman a/k/a Retta B. Coleman by Quitclaim Deed from Rando W. Coleman and wife Retta E. Coleman of record in Book 7766, page 248, Register's Office for Davidson County, Tennessee, dated February 02., 1989 and recorded on February 03 1989 and Re-record in Instrument No. 20050613-0067432.

Rando W. Coleman, also known and Rando Whyatt Coleman, died on August 25 1998. Retta E. Coleman, also known as Retta B. Coleman and also known as Retta Faye Buchanan Coleman, died on February 1, 2010. Retta Faye Coleman, single is the daughter of Rando W. Coleman a/k/a Rando Whyatt Coleman and wife, Retta B. Coleman a/k/a Retta Faye Buchanan Coleman.

Being the same property conveyed to New Growth Properties LLC by Warranty Deed from Retta Faye Coleman of record in instrument number 20250421-0030393, Register's Office for Davidson County, Tennessee, dated April 18, 2025 and recorded on April 21, 2025.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

X **This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7928 Stallion Drive, Nashville TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 16 day of April, 2026.

New Growth Properties LLC, a Tennessee Limited Liability Company

By: Eric Sox, Manager

STATE OF TENNESSEE

COUNTY OF Dickson

Before me, the undersigned authority of the State and County aforesaid, personally appeared Eric Sox, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the **Manager** of **New Growth Properties LLC, a Tennessee limited liability company**, the within named bargainor of

a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained by signing the name of the name of the limited liability company as such authorized officer.

Witness my hand at office this 16 day of April, 2026.

Commission expires: 2-21-2029

Emanuela Wesson
Notary Public

