Name and Address of New Owner:
SANCTUARY RIDGE HOLDINGS, LLC
2863 Sioux Avenue
Ventura, CA 93001

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1419738 DEEDQC
05/13/2026 08:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260513-0042880

Map & Parcel No: 119-12-0-125.01

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kristine Michelle Pregot, a single woman,** "the Grantor," convey and quitclaim unto **SANCTUARY RIDGE HOLDINGS, LLC, a Tennessee Limited Liability Company,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 110, Section Two, Battlewood, as shown by Plat appearing of record in Plat Book 1835, pages 95 and 96, of the Register's Office of Davidson County, Tennessee, and being described as follows:

Beginning at a point in the common line of Lot Nos. 110 and 111, 4 feet south of the common corner of said Lots, at a margin of Drummond Court, this being a point in the South boundary line of Briley Parkway; thence South 74 degrees 8 minutes 16 seconds; thence West 27 feet along the South boundary of said Parkway; thence North 15 degrees 51 minutes 45 seconds; thence West 5 feet; thence westerly 230 feet to a point in the West margin of Lot No. 110; thence South 29 degrees 49 minutes East 345 feet to the South corner of said Lot 110; thence northeasterly along the Southeast line of said Lot No. 110, 223.50 feet to a point being the Southwest corner of Lot No. 111; thence northerly along the common line between Lot Nos. 110 and 111; 190.82 feet to the beginning.

Being the same property conveyed to Jonathan Paul Mojonnier by Warranty Deed from Scott Bonner and Lisa Rota, husband and wife, of record in Instrument No. 20151023-0107926 Register's

Office for Davidson County, Tennessee, dated October 21, 2015 and recorded on October 23, 2015.

Being the same property conveyed to Kristine Michelle Pregot, a single woman, by Warranty Deed from Jonathan Paul Mojonnier, an unmarried man, of record in Instrument No. 20260113-0002979, Register's Office for Davidson County, Tennessee, dated January 13, 2026 and recorded on January 13, 2026.

Being improved property known as **741 Drummond Court, Nashville, Tennesee 3721.**

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 11th day of May, 2026.

_____(SEAL)
Kristine Michelle Pregot

STATE OF CALIFORNIA
COUNTY OF VENTURA

On this 11th day of May, 2026, before me personally appeared Kristine Michelle Pregot, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person exectuted the same as such person's free act and deed.

Witness my hand, at office, this 11th day of May, 2026.

_____
Notary Signature
My commission expires: 5-29-26

MARTHA MURILLO
COMM. #2404838
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires MAY 24, 2026

202605130042880

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11 day of May, 2026.

Notary Signature
My commission expires: 9-5-28

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202605130042880

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 5-11-26.

Affiant Signature

5-11-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 11 day of May, 2026.

Notary Signature

My Commission Expires: 9/5/2028

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON