Karen Johnson Davidson County
Batch# 1425576 DEEDQC
05/27/2026 02:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260527-0048161

This Instrument Was Prepared By:
Connor D. McDonald
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027
(615) 475-7033

STATE OF Colorado)
COUNTY OF Boulder)

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

Sean Connor Petty, Affiant

Subscribed and sworn to before me this 20th day of May, 2026.

Notary Public
My Commission Expires: March 13, 2029

ROMAN BUDHATHOKI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254009737
MY COMMISSION EXPIRES MARCH 13, 2029

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOs.
Petty Rental LLC 2798 Redwing Circle Costa Mesa, CA 92626	Same	083-14-0-281.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Sean Connor Petty and Elle Rose Petty, husband and wife,** the "**Grantors**", do hereby convey and quitclaim unto **Petty Rental LLC,** a Tennessee limited liability company, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 20 day of May, 2026.

Sean Connor Petty

Elle Rose Petty

STATE OF Colorado)
) SS:
COUNTY OF Boulder)

Before me, Roman Budhathoki, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Sean Connor Petty and Elle Rose Petty, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 20th day of May, 2026.

ROMAN BUDHATHOKI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254009737
MY COMMISSION EXPIRES MARCH 13, 2029

Notary Public

My Commission Expires: March 13, 2029

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Re-Subdivision of Lot Nos. 134 & 135, Edgefield Land Company's First Subdivision of record in Plat Book 5800, Page 385, 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 Sean Connor Petty and Elle Rose Petty, husband and wife, by Warranty Deed from Rhonda W. Linginfelter and Jennifer K. Ford, married to each other, of record in Instrument No. 20201012-0118414, dated October 9, 2020, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 1815 Boscobel St Nashville, Tennessee 37206.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, **Connor D. McDonald,** 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 May 20, 2026 (date of document).

Affiant Signature

May 27, 2026
Date

State of **Tennessee**

County of **Williamson**

Sworn to and subscribed before me this 27th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

