Karen Johnson Davidson County
Batch# 1452176 DEEDQC
07/28/2026 11:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260728-0068596

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
FTN Investments LLC 3553 Seasons Drive Nashville, TN 37013	New Owner	082-05-0-019.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **SAGMONT MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** by these presents does hereby quitclaim and convey unto **FTN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** their successors and assigns, all of their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the Northerly 36 feet of Lot No. 68 of D. T. McGavock Addition Subdivision, as of record in Book 21, page 7, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the West line of Fourth Avenue North, 212.5 feet South of the South line of Buchnan Street; thence in a Southwardly direction along said West line a distance of 36.0 feet to a point; thence in a Westwardly direction along a line parallel to the line dividing Lot 67 and Lot 68 a distance of 174.0 feet to a point in the East line of an alley; thence in a Northwardly direction along said East line a distance of 36.0 feet to the Southwest corner of Lot No. 69; thence in an Eastwardly direction along the line dividing Lot 69 and Lot 68 a distance of 174.0 feet to the point of beginning.

Being the same property conveyed to Sagmont Management LLC by Warranty Deed from Willie M. Reddon, single of record in Instrument No. 20220503-0051397 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 03, 2022.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22nd day of July 2026.

Sagmont Management, LLC,
a Tennessee Limited Liability Company

By: _____
Nelius Ellis

Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nelius Ellis, 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 MEMBER of Sagmont Management, LLC, a limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of July, 2026.

_____
Notary Public

My Commission Expires: 10/16/21

QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-16-2029

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 22 day of July 2026.

_____
Affiant

My commission expires:
(Affix Seal)

_____
Notary Public

QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-16-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 22. 2026

Affiant Signature

28th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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