QUITCLAIM DEED

Karen Johnson
Batch # 1455764
08/05/2026 09:06:44 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260805-0071875

W-LO-26-1003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 20 26.

Notary Public

MY COMMISSION EXPIRES: 5/8/28
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
FTN Investments LLC, a Tennessee limited liability company	**SAME AS NEW OWNER**	
(NAME) **3553 Seasons Dr,**	(NAME)	**082-08-0-388.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **RESPEN BUILDERS, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **FTN INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that 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. 26 of Block "F" on the plan of Eastwood Addition, as of record in Book 332, Page 63, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the Northerly side of Maxwell Avenue and runs back between parallel lines, 211 feet to an alley.

Being the same property conveyed to Respen Builders, Inc., a Tennessee Corporation by Warranty Deed from Calvin Verdell Settles and Sara Settles, husband and wife of record in Instrument No. 20221213-0129219 Register's Office for Davidson County, Tennessee, dated December 02, 2022 and recorded on December 13, 2022.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1003 Maxwell Avenue, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 31 day of July, 2026.

Respen Builders Inc.

BY: _____
Amber Adkerson
Shareholder

BY: _____
Nelius O. Ellis
Shareholder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMBER ADKERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SHAREHOLDER of RESPEN BUILDERS INC. the within named bargainor, a limited liability company, and that she as such SHAREHOLDER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31 of July, 2026.

_____
Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELIUS O. ELLIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SHAREHOLDER of RESPEN BUILDERS INC. the within named bargainor, a limited liability company, and that he as such SHAREHOLDER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31 of July, 2026.

_____
Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212