QUITCLAIM DEED

Karen Johnson
Batch # 1456813
08/10/2026 12:58:02 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260810-0073486

W-FTN-26-1041AB-1043AB

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 6th DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/6/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2028

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)	**093-15-0I-0-01.00-CO; 093-15-0I-0-03.00-CO; 093-15-0I-0-02.00-CO; 093-15-0I-0-04.00-CO**
(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, **NELIUS OMAR ELLIS, AN UNMARRIED MAN,** 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 Unit Nos, 1, 2, 3 and 4, on the Plan of Homes at 1041 1st Avenue South, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20251022-0083950, 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 Nelius Omar Ellis, unmarried by Warranty Deed from Nicole Daniel, a single woman of record in Instrument No. 20221129-0125040 Register's Office for Davidson County, Tennessee, dated November 23, 2022 and recorded on November 29, 2022. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

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: **1041-A 1st Ave S, 1041-B 1st Ave S, 1043-A 1st Ave S, 1043-B 1st Ave S, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 6 day of Aug, 2026.

Nelius Omar Ellis

Nelius Omar Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELIUS OMAR ELLIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of August, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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