Karen Johnson Davidson County
Batch# 1457738 DEEDQC
08/11/2026 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260811-0073744

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	083010H00100CO 083010H00200CO

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, **BOBBY BUILT, 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 Unit No. A and B on the Plan of Homes at 1026 Petway Avenue, a Horizontal Property Regime, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20260608-0051585, 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 Gary E. Washington, Sr., married by Warranty Deed from Cadbury Properties, Inc., dated October 27, 2004 and recorded November 3, 2004 in Instrument No. 20041103-0132152, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bobby Built, LLC, a Tennessee limited liability company by Warranty Deed from Gary E. Washington Sr., married, dated February 20, 2026 and recorded February 24, 2026 in Instrument No. 20260224-0014616, Register's Office of Davidson County, Tennessee.

The properties having addresses of 1026 and 1028 Petway Avenue, Nashville, TN 37206

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30th day of July 2026.

Bobby Built, LLC,
a Tennessee Limited Liability Company

By: Vernon Tom Keesee

Name: Vernon Tom Keesee

Its: Managing 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 Vernon Tom Keesee, 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 Managing Member of Bobby Built, 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 30th day of July, 2026.

Notary Public

My Commission Expires: 10/16/29

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
30th day of July 2026.

My commission expires: 10/16/29
(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 30. 2026

Affiant Signature

7th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

