Karen Johnson Davidson County
Batch# 194156 DEEDQC
02/11/2019 03:34:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190211-0012809

This Instrument Prepared and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Bequette **615 Main Street, Suite 120** **Nashville, TN 37206**	**Same as Owner**	043-14-0-082.00 043-14-0-081.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **I, Brian Bequette** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Bayfront, LLC a Tennessee limited liability company** their heirs and assigns, in and to the following tract of lands in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 and parts of Lot Nos. 23 and 24 on the revised and corrected map of Bernice L. Dickerson's Subdivision, not of record, described according to a copy of a survey thereof made June 30, 1937, by Blanchard and Parrish, Surveyors, as follows:

BEGINNING at point in the Westerly Margin of Lanier Drive, the Common Corner of Lot Nos. 21 and 22; thence with the line between said Lots South 73 deg 15' West 193 feet to a stake; thence South 16 deg. 9' 70.5 feet to a stake; thence South 89 deg. East 166 feet to a stake in the westerly margin of Lanier Drive; thence with the margin of the same in a northerly direction around a curve [sic) 125 feet to the point of beginning.

Being the same property conveyed to Brian Bequette by Warranty Deed from Melissa D. Francis, an unmarried woman, filed for record on November 27, 2018 as Instrument No. 20181127-0115648, Register's Office for Davidson County, Tennessee.

Property Address: 230 and 236 Lanier Drive Madison, TN 37115

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11th **day of February, 2019.**

Brian Bequette,

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name, **Brian Bequette** the 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 11th **day of February, 2019.**

My Commission Expires: 1-3-2022

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

NOTARY PUBLIC

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 11th day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 1-3-2022

MELODY M JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020