Karen Johnson Davidson County
Batch# 225422 DEEDQC
05/03/2019 09:31:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190503-0041447

QUITCLAIM DEED

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 2 DAY OF May, 20 19.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

B-SM-19-908A

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Ave. S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michele Rankin and Owen Rankin, wife and husband	Michele Rankin and Owen Rankin	
(NAME)	(NAME)	
908 A Lischey Avenue	200 West Hill Road	**082-03-0E-001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Boonton Township NJ 07005	
(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, **BMCBF LLC, a New Jersey limited liability company,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELE RANKIN AND OWEN RANKIN, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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 A, Homes at 908 Lischey Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 908 Lischey Avenue of record in Instrument Number 20180118-0005345, 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 a part of the same property conveyed to Invent Communities Inc., a Tennessee corporation by Warranty deed from Frederick Weaver aka Fredrick Weaver, single man of record in Instrument No. 20170912-0093270 Register's Office for Davidson County, Tennessee, dated September 7, 2017 and recorded on September 12, 2017.

Being the same property conveyed to BMCBF LLC, a New Jersey limited liability company by Warranty deed from Invent Communities, Inc., a Tennessee corporation of record in Instrument No. 20181106-0110024 Register's Office for Davidson County, Tennessee, dated November 5, 2018 and recorded on November 6, 2018.

This is **improved** property known as: **908 A Lischey Avenue, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 1st day of May, 2019.

BMCBF LLC, a New Jersey limited liability company

By: _____
Michele Rankin, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michele Rankin, 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 Manager of BMCBF LLC, a New Jersey limited liability company, the within named bargainor, a limited liability company, and that he/she as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of May, 2019.

_____
Notary Public

My Commission Expires: 3/11/2023

NICHOLAS A MESCAIN
Notary Public - State of New York
No. 01ME6388544
Qualified in New York County
My Commission Expires Mar. 11, 2023

True Copy Certification

I, Laura Mitchell, 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, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 01-010-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY