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

Karen Johnson Davidson County
Batch# 238859 DEEDQC
06/05/2019 09:18:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190605-0053577

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Bequette **615 Main Street** **Suite 120** **Nashville, TN 37206**	**Same as Owner**	**083130393.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Brian Bequette,** do hereby quitclaim and by these presents does transfer and convey all of my right, title and interest unto **Bayfront, LLC, a Tennessee Limited Liability Company**, in and to the following tract of land in **Davidson County, Tennessee**, and commonly known as 1504 Russell Street, Nashville, Tennessee and legally described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75 of Block "J" on the Plan of the Subdivision of the Lindsley Home Place, of record in Plat Book 2, page 92, Chancery Court of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brian Bequette, a married man, by Warranty Deed from Jimmy Ray Anders, unmarried, recorded March 22, 2019 in Instrument No. 20190322-0026282, in the Register's Office of Davidson County, Tennessee.

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

This instrument was prepared from information provided by the parties, without benefit of a title search. No legal advice has been given in this transaction.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th day of June, 2019.

Brian Bequette

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Brian Bequette,** 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 4th day of June, 2019.

My Commission Expires: 1/3/22

NOTARY PUBLIC

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

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 4th day of June, 2019.

My Commission Expires: 1/3/22

NOTARY PUBLIC

LESLIE C. LOUGHLIN 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