Karen Johnson Davidson County
Batch# 245652 DEEDQC
06/19/2019 12:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190619-0059045

THIS INSTRUMENT PREPARED BY:
Rebecca D. Northup
3309 Collins Lane
Louisville, KY 40245

19-14841

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.:
UP Properties, LLC 3309 Collins Lane Louisville, Kentucky 40245	New Owner	Map & Parcel 072 06 0 367.00

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged by B.F. Nashville, Inc., a Tennessee corporation successor in interest to Southern Hospitality Corporation ("Grantor"), Grantor has bargained and sold, and does hereby transfer and convey unto UP Properties, LLC, a Kentucky limited liability company, its successors in interest and assigns ("Grantee"), all of Grantor's right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved real property known as 3025 Gallatin Pike, Nashville, Tennessee 37216.

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me this 11 day of June, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ANNETTE J. GOODKNIGHT
Notary Public-State at Large
KENTUCKY - Notary ID # 539097
My Commission Expires August 29, 2019

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 17 day of June, 2019.

ANNETTE J. GOODKNIGHT NOTARY PUBLIC STATE AT LARGE, KY.

GRANTOR:

B.F. Nashville, Inc.

BY: _____
Name: Ryan D. Bridgeman
Title: President

STATE OF KENTUCKY
COUNTY OF JEFFERSON

PERSONALLY APPEARED BEFORE ME, Annette J. Goodknight, a Notary Public, Ryan D. Bridgeman with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of B.F. Nashville, Inc., a Tennessee corporation, being authorized to execute the foregoing instrument on behalf of the corporation.

WITNESS MY HAND, at office this 11 day of June, 2019

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

ANNETTE J. GOODKNIGHT
Notary Public-State at Large
KENTUCKY - Notary ID # 539097
My Commission Expires August 29, 2019

EXHIBIT A
Legal Description

Being Lot 2, Resubdivision of part of lot 45 Casper Zopfi Plan, as shown on plat of record in Book 5190, Page 496, in the Register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a part of that property conveyed to Southern Hospitality Corporation, a Tennessee corporation, now known as B.F. Nashville, Inc., by warranty deed from Wilnor, Inc., a Tennessee corporation, of record in Book 5683, Page 793, in the Register's Office of Davidson County, Tennessee, dated November 26, 1980, and recorded December 1, 1980.

True Copy Certification

I, Allen S. Brown, 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 and authenticated according to law.

Allen S. Brown

State of Arizona

County of Maricopa

Personally appeared before me, Bre R. Santos, a notary public for this county and state, Allen S. Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Bre R. Santos

My Commission Expires: November 20, 2020
Notary's Seal (if on paper)

BRE R. SANTOS
Notary Public - Arizona
Maricopa County
Expires 11/20/2020