Karen Johnson Davidson County
Batch# 248060 DEEDQC
06/25/2019 12:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190625-0061375

This Instrument Prepared By:
LANCE B. MAYES
1406 Arrowhead Dr
Brentwood, Tennessee 37027
(615) 482-6877

Address New Owner:	Send Tax Bills To:	Map-Parcel #
Littlejohn Holdings, LLC	Littlejohn Holdings, LLC	131-11-0-053.00
2121 Chickering Lane	2121 Chickering Lane	
Brentwood, Tennessee 37215	Nashville, Tennessee 37215	

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, by Grantor and other good and valuable consideration the receipt of which is hereby acknowledged, B and M Ventures, LLC, a Tennessee Limited Liability Company, by these presents does hereby quitclaim and convey unto Littlejohn Holdings, LLC, his successors and assigns, all my right, title and interest in and to the following described tract of land in Davidson County, Tennessee described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section I, Seven Hills of record in Plat Book 2133, Page (s) 81 and 82, 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 Judith Boyer Danner by Warranty Deed from Anne Byrn Whitaker and husband John T. Whitaker of record in Book I1529, Page 934, Register's Office for Davidson County, Tennessee, dated June 11, 1999 and recorded on June 16, I999.

Being the same property conveyed to Raymond L. Danner, Jr., Trustee of the Judith B. Danner Revocable Living Trust dated April 7, 2014 by Quitclaim Deed from Judith Boyer Danner, an unmarried person of record in Instrument No. 20140729-0067300 Register's Office for Davidson County, Tennessee, dated July 24, 2014 and recorded on July 29, 2014.

Being the same property conveyed to B and M Venters, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No. 20170922-0097492, dated September 15, 2017, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO: (I) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This property is improved property known as 4600 Shys Hill Road, Nashville, Tennessee 37215.

This description was taken from a previous deed. There has been no independent examination of public record.

STATE OF TENNESSEE]
COUNTY OF Davidson]

WITNESS our hands this 21st day of June, 2019.

B and M Ventures, LLC
Mark Champion

B and M Ventures, LLC
Ben Muir

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named Mark Champion of B and M Ventures, LLC with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

SWORN TO AND SUBSCRIBED before me this the 23rd Day of June 2019.

NOTARY PUBLIC

My commission expires: Nov. 08, 2022

LISA LUCAS LITTLEJOHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 08, 2022

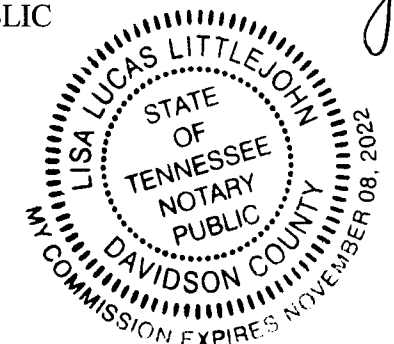
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named Ben Muir of B and M Ventures, LLC with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

SWORN TO AND SUBSCRIBED before me this the 21st Day of June 2019.

Lisa Lucas Littlejohn
NOTARY PUBLIC

My commission expires: Nov. 08, 2022



STATE OF TENNESSEE]
COUNTY OF Davidson]

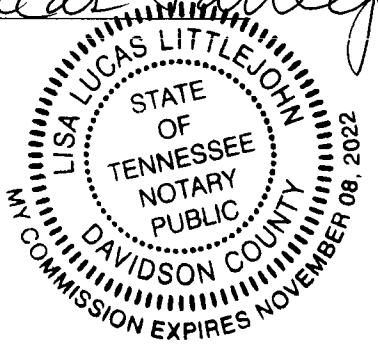
The actual consideration or value whichever is greater, for this transfer is Ten Dollars and 00/100 ($10.00) Dollars.

AFFIANT

SWORN TO AND SUBSCRIBED before me this the 23rd day of June 2019.

Lisa Lucas Littlejohn
NOTARY PUBLIC

My commission expires: Nov. 08, 2022



Tennessee Certification of Electronic Document

I, J. Thomas Trent, Jr., do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

J. Thomas Trent, Jr.
Signature

State of Tennessee

County of Davidson

Personally appeared before me, MiLady Heugas, a notary public for this county and state,
Notary's Name

J. Thomas Trent, Jr., who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

MiLady Heugas
Notary's Signature

MY COMMISSION EXPIRES: 7-8-2019

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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