Karen Johnson Davidson County
Batch# 352928 DEEDQC
02/04/2020 10:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200204-0012765

QUITCLAIM DEED

	STATE OF TENNESSEE 2019-302 COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $10.00 Affiant Subscribed and sworn to before me, this the 3rd day of February, 2020. Notary Public My commission expires: 5/2/22

THIS INSTRUMENT PREPARED BY:

City House Title, LLC
414 Bridge Street
Franklin, TN 37064

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
THE SUTER FAMILY TRUST 1722 Villa Place Nashville, Tennessee 37212	NEW OWNER	104-12-0-299.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BUFFALO SOUL BNB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, by these presents do hereby quitclaim and convey unto **DAMON C. SUTER AND MALINDA M. SUTER, TRUSTEES OF THE SUTER FAMILY TRUST, dated April 12, 2002**, their heirs, all their right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

Property located in the 17th Councilmanic District of Davidson County, Tennessee, being shown as Parcel 299.00 on Davidson County Property Map 104-12 and being more particularly described as follows:

Beginning at an Iron Rod (Old) at the intersection of the northerly right-of-way of Wedgewood Avenue (80' R.O.W.) and the easterly right-of-way of Villa Place (50' R.O.W.);

Thence, following the easterly right-of-way of said Villa Place with a curve to the right having a central angle of 88 Degrees 53 Minutes 51 Seconds, a radius of 20.00 Feet, an arc length of 31.03 Feet and a chord bearing and distance of North 33 Degrees 48 Minutes 52 Seconds West, 28.01 Feet to a point, being the southwest corner of the property conveyed to Todd Baldree of record in Instrument No. 20170825-0087519, Register's Office for Davidson County, Tennessee;

Thence, leaving the easterly right-of-way of said Villa Place and following the southerly boundary of said Baldree property South 82 Degrees 07 Minutes 20 Seconds East, 159.45 Feet to a point on the westerly right-of-way of Metro Alley No. 436 (15' R.O.W.), being the southeast corner of said Baldree property;

Thence, leaving said Baldree property and following the westerly right-of-way of said Metro Alley No. 436 with a curve to the right having a central angle of 49 Degrees 54 Minutes 53 Seconds, a radius of 27.02 Feet, an arc length of 23.54 Feet and a chord bearing and length of South 34 Degrees 40 Minutes 58 Seconds West. 22.80 Feet to an Iron Rod (Old) on the northerly right-of-way of Wedgewood Avenue;

Thence, following the northerly right-of-way of Wedgewood Avenue North 82 Degrees 22 Minutes 15 Seconds West, 130.54 Feet to the Point of Beginning.

Containing 3,142 Square Feet or 0.07 Acres, according to a survey prepared by Jack Whitson, RLS NO. 1732, dated September 11, 2017.

BEING all the same property conveyed to BUFFALO SOUL BNB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from MUSIC ROW BNB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180604-0053280 and corrected in Instrument NO. 2019-0204-0010252, said Register's Office.

SUBJECT property also known as: **1724 VILLA PLACE, NASHVILLE, TENNNESSEE 37212.**

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 3rd day of February, 2020.

BUFFALO SOUL BNB, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
TODD BALDREE, MANAGING MEMBER

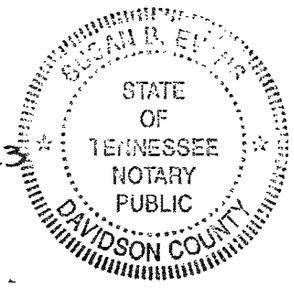
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned of the state and county mentioned, personally appeared TODD BALDREE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of BUFFALO SOUL BNB, LLC, the within named bargainor, a Limited Liability Company, and that such Todd Baldree as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of February, 2020.

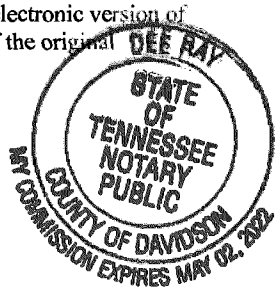
_____
Notary Signature

My Commission Expires: 11-6-2023



I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public