Karen Johnson Davidson County
Batch# 505380 DEEDQC
10/30/2020 01:57:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201030-0127055

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

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

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Bayfront, LLC, a Tennessee limited liability company** does hereby quitclaim and by these presents does transfer and convey all of my right, title and interest unto **Brian Bequette** their heirs and assigns, in and to the following tract of lands in **Davidson County, Tennessee**, described as follows, to-wit:

Tract I: **M/P 043140082.00 & 043140081.00**

Land in Davidson County, Tennessee, being Lot No. 22 and parts of Lot Nos. 23 and 24 on the revised and corrected map of Bernice L. Dickerson's Subdivision, not of record, described according to a copy of a survey thereof made June 30, 1937, by Blanchard and Parrish, Surveyors, as follows:

BEGINNING at point in the Westerly Margin of Lanier Drive, the Common Corner of Lot Nos. 21 and 22; thence with the line between said Lots South 73 deg 15' West 193 feet to a stake; thence South 16 deg. 9' 70.5 feet to a stake; thence South 89 deg. East 166 feet to a stake in the westerly margin of Lanier Drive; thence with the margin of the same in a northerly direction around a curve [sic) 125 feet to the point of beginning.

Being the same property conveyed to Bayfront, LLC, a Tennessee limited liability by Quitclaim Deed from Brian Bequette, filed for record on February 11, 2019 as Instrument No. 20190211-0012809, Register's Office for Davidson County, Tennessee.

Property know as 230 and 236 Lanier Drive, Madison, TN 37115

Tract II: M/P 106133J00100CO

Land in Davidson County, Tennessee, being Lot No. 38 and the easterly 1/2 Lot No. 37 on the Map of the Subdivision of Jane Watkins Tract, as of record in Plat Book 2, page 108, Chancery Court for Davidson County, Tennessee.

Said Lot and part Lot adjoin and front together 75 feet on the northerly side of Vivelle Street and run back between parallel lines, along the westerly margin of Whitely Avenue 150 feet to an alley.

Being the same property conveyed to Bayfront, LLC, a Tennessee limited liability by Quitclaim Deed from Brian Bequette, filed for record on March 5, 2018 as Instrument No. 20180305-0020674, Register's Office for Davidson County, Tennessee.

Property Know as: 327 Vivelle Avenue, Madison, TN 37115

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 las Deed of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th **day of October 2020.**

Bayfront, LLC

By: _____
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, upon oath, acknowledged himself to be **Member of Bayfront, LLC** (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Member

Witness my hand and official seal this the 20th **day of October 2020.**

NOTARY PUBLIC
My Commission Expires:_____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

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 20th day of October 2020.

NOTARY PUBLIC
My Commission Expires:_____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Certificate of Authenticity

I, Robert L. Scruggs, 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, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1-3-2022.