Karen Johnson Davidson County
Batch# 552905 DEEDQC
01/12/2021 01:32:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210112-0005449

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 I, **Brian Bequette** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Cincuinta LLC, a Tennessee limited liability company** their heirs and assigns, in and to the following tract of lands in **Davidson County, Tennessee**, described as follows, to-wit:

TRACT I: 240 Lanier Drive, Nashville, TN Map/Parcel 043-14-0-084
Land in Davidson County, Tennessee, being part of Lot No. 23 and 24 and all of Lot No. 25 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 a point in the Westerly margin of Lanier Drive, at a point 1250 feet south of the southerly margin of Old Hickory Boulevard, being the southeast corner of property conveyed to Otis Todd and wife, Thelma Leon Todd by deed from Charles O. Thorne and wife, of record in Book 1227, page 327, Register's Office for Davidson County, Tennessee; thence with the southerly line of said Todd's property, North 89 deg. West 166 feet to a stake; thence south 16 deg. 9 feet east 40 feet to a post, the common westerly corner of Lot Nos. 23, 24, 25 and 26,; thence with the line between Lots Nos. 25 and 26, easterly 146.5 feet to a stake on the westerly margin of Lanier Drive; thence, with said Drive, northerly 75 feet to the beginning.

Being the same property conveyed to Brian Bequette by Warranty Deed from Robert D. Francis, Executor of the Estate of Melissa D. Francis and Robert D. Francis, a married man, filed for record on March 13, 2020 in Instrument No. 20200313-0028269, Register's Office for Davidson County, Tennessee.

TRACT II: 215 Donna Drive, Nashville, TN Map/Parcel 042-16-0-122
Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Blair Heights, Section IV, of record in Book 2331, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brian Bequette by Quitclaim Deed from Cincuinta, LLC, a Tennessee limited liability company, filed for record on October 30, 2020 in Instrument No. 20201030-0127054, Register's Office for 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 last Warranty Deed of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 07 **day of January 2021.**

Brian Bequette,

STATE OF FLORIDA)
COUNTY OF WALTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name, **Brian Bequette** the bargainor, 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 7TH **day of January 2021.**

Powell Brammer
NOTARY PUBLIC
My Commission Expires: 2021

Notary Public State of Florida
Powell Elizabeth Brammer
My Commission GG 347125
Expires 06/20/2023

STATE OF FLORIDA)
COUNTY OF WALTON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

(Affiant)

Subscribed and sworn to before me, this 7TH **day of January 2021.**

Powell Brammer
NOTARY PUBLIC
My Commission Expires: 2021

Notary Public State of Florida
Powell Elizabeth Brammer
My Commission GG 347125
Expires 06/20/2023

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