Karen Johnson Davidson County
Batch# 552906 DEEDQC
01/12/2021 01:34:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210112-0005450

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 **Bayfront, 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: 230 and 236 Lanier Drive, Nashville, TN Map/Parcel 043-14-0-082
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 a point in the Westerly margin of Lanier Drive, the Common Corner of Lots 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 a portion of the same property conveyed to Brian Bequette by Quitclaim Deed from Bayfront, LLC, a Tennessee limited liability company, filed for record on October 30, 2020 in Instrument No. 20201030-0127055, Register's Office for Davidson County, Tennessee.

Tract II: 327 Vivelle Avenue, Nashville, TN Map/Parcel 106-13-0-017
Land in Davidson County, Tennessee, being Unit A of Homes at 327 Vivelle, a Horizontal Property Regime as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Homes at 327 Vivelle, a Horizontal Property Regime With Private Elements (a Planned Unit Development) pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument No. 20200420-0041379, correct in Instrument No. 20201208-0142825, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto as Exhibit "B", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being a portion of the same property conveyed to Brian Bequette by Quitclaim Deed from Bayfront, LLC, a Tennessee limited liability company, field for record on October 30, 2020 as Instrument No. 20201030-0127055, correct in Instrument No. 20201208-0142826, 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.

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: 2023

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

STATE OF ~~TN~~ 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, d
the custodian of the electronic ve
herewith and that this is a true an
authenticated according to law.

State of Tennessee
County of Davidson

Personally appeared before me,
county and state, Robert L.
of an electronic document is true

My Commission Expires: 1-3

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.