(1)

PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067
File No. 33793

Karen Johnson Davidson County
Batch# 630250 **DEEDQC**
05/06/2021 12:10:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210506-0061034

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-17-2022

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 3rd DAY OF May, 2021.

NOTARY PUBLIC
COMMISSION
EXPIRES: _____

ADDRESS OF NEW OWNER:
Bentley's Bunker LLC
1025 10th Ave N
Nashville, TN 37208

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
081-16-0-643.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Bentleys Castle, LLC** (hereinafter referred to as "GRANTOR") does quitclaim and convey all of their right, title and interest to the hereinafter described property to **Bentley's Bunker LLC,** (hereinafter referred to as "GRANTEE"), its successors and assigns, in and to the following described tract of land:

Being a certain tract or parcel of land situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit:

Being part of the Haslam Hill lot described as follows:

Beginning at a point on the westerly margin of Belleville Street, now 10th Avenue North, about 90 feet southerly from the southerly margin of Jefferson Street, running thence westerly 146 feet, more or less, to the easterly margin of an alley; thence with said margin of said alley, southerly 33-1/3 feet, more or less, to a point; thence at right angles, easterly 146 feet, more or less, to Belleville Street, now 10th Avenue North, thence northerly 33-1/3 feet, more or less, to the point of beginning.

Being the same property conveyed to Tonya J. Esquibel, married, by Warranty Deed from Josephine Phelps, unmarried, dated January 20, 2016, of record in Instrument No. 20160125-0006871, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Bentleys Castle LLC, a Tennessee limited liability company, by Warranty Deed from Tonya J. Esquibel, married, dated June 12, 2019, of record in Instrument No. 20190729-0074331, Register's Office for Davidson County, Tennessee.

This is property known as 1025 10th Avenue North, Nashville, TN 37208.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 1st day of May, 2021.

Bentleys Castle LLC

By: Dallas K. Thompson, Sole Member

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, a notary public in and for the state and county aforementioned, Dallas K. Thompson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sole Member of Bentleys Castle LLC and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and official at Austin (city), Texas (state), seal this 3 Day of May, 2021.

Notary Public
My Commission Expires: 11-22-2024

DEANNA VANDERVEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-22-24
Notary ID # 1105822-2