THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 656589 DEEDQC
06/14/2021 03:53:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20210614-0080070

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
S&J Oceola LLC 73 White Bridge Road Suite 103, Box 354 Nashville, TN 37205	New owner	091-14-0-136.00 091-14-0-135.00

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, **Baskin Capital, LLC, a Tennessee Limited Liability Company,** by these presents do hereby quitclaim and convey unto, **S&J Oceola LLC, a Tennessee Limited Liability Company,** its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Property 1:

Land in Davidson County, Tennessee, being the Southerly 109 1/2 feet of part of Lot No. 5 on a map of C. C. Vernon Farm in the old 12th Civil District of Davidson County, Tennessee, of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 109 1/2 feet on the westerly side of Osceola Avenue and runs back 453 feet, more or less, on the northerly line and 431 feet, more or less, on the southerly line to a dead line, measuring 109 1/2 feet thereon.

Being the same property conveyed to Baskin Capital, LLC, a Tennessee limited liability company by Warranty deed from Anne L. Brodbine and Charles No. Parker, as Co-Trustees of the Brodbine Family Trust of record in Instrument No. 20180727-0073646 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on July 27, 2018.

Being also known as 223 Oceola Avenue, Nashville, Tennessee 37209.

Property 2:

Land in Davidson County, Tennessee, being the Southerly 50 feet of the Northerly 100 feet of Lot No. 5 on the Plan of C. C. Vernon Farm, of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the Westerly side of Osceola Avenue and runs back between lines 435-1/4 feet more or less to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Roy E. Richards by Installment Deed from Glen R. Barnes and wife, Sue L. Barnes, of record in Book 5536, Page 906, Register's Office for Davidson County, Tennessee, dated November 26, 1979 and recorded on November 29, 1979.

Being the same property conveyed to Baskin Capital, LLC by Warranty deed from Roy E. Richards, an unmarried man of record in Instrument No. 20181002-0097622 Register's Office for Davidson County, Tennessee, dated October 1, 2018 and recorded on October 2, 2018.

Being also known as 225 Oceola Avenue, Nashville, Tennessee 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 8th day of June, 2021.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this _____ day of June, 2021.

Baskin Capital, LLC, a Tennessee Limited Liability Company

Stefan Baskin, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Stefan Baskin**, 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 **Baskin Capital, LLC, a Tennessee Limited Liability Company**, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 8th day of June, 2021.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024