Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 682771 DEEDQC
07/23/2021 02:02:39 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20210723-0099307

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
2803 Blair Blvd, LLC 317 54th Ave N Nashville, TN 37209	2803 Blair Blvd, LLC 317 54th Ave N Nashville, TN 37209	Parcel No. 093-16-0-422.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **BCM CONSTRUCTION, LLC**, a Tennessee limited liability company, and **ANDRE LEWIS**, as tenants in common (hereinafter collectively referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **2803 BLAIR BLVD, LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21st day of July, 2021, but is effective as of the 21st day of July, 2021.

GRANTOR:

BCM CONSTRUCTION, LLC,
a Tennessee limited liability company

By: _____
Name: Brandon Mason
Its: Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brandon Mason, the Authorized Representative of BCM Construction, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he as Authorized Representative executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name, as such Authorized Representative.

Witness my hand and official seal this 21st day of July, 2021.

My Commission Expires:

_____

_____
Notary Public

[Signatures Continue on Following Page]

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 19, 2022

ANDRE LEWIS

STATE OF Tennessee)

COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Andre Lewis, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 20th day of July, 2021.

My Commission Expires:

_____

_____
Notary Public

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

AFFIDAVIT OF VALUE

I, James Alexander, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 21st day of July, 2021.

Affiant

Notary Public

My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

EXHIBIT "A"

Legal Description of the Property

Real Property located in Davidson County, Tennessee, being described as follows:

Being the East 20 feet of Lot No. 5 and the West 10 feet of Lot No. 6 in Block "F" in the Hermitage Addition to South Nashville, of record in Book 57, Page 43, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 30 feet on the Southerly side of Robertson Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to BCM Construction LLC, a Tennessee Limited Liability Company and Andrew Lewis, as tenants in common by Warranty deed from Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of The O'Malley Family Trust I of record in Instrument No. 20210428-0056513 Register's Office for Davidson County, Tennessee, dated April 26, 2021 and recorded on April 28, 2021. Being also known as 85 Robertson Street Nashville, Tennessee 37210.