Karen Johnson Davidson County
Batch# 708994 DEEDQC
09/02/2021 08:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210902-0118268

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 31 day of August, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

QUITCLAIM DEED

Address New Owner: Z1, LLC & B&F PROJECTS, LLC 1619 Graybar Lane Nashville, TN 37215-2103	Send Tax Bills to: New Owner	Map Parcel No. 081-07-1O-001.00 – Unit A 081-07-1O-002.00 – Unit B

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BFL HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, a 50% undivided interest** ("Grantor"), by these presents, does hereby quitclaim and convey to **B&F PROJECTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** and its heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Units A & B on the plan of The Homes at 2002 14th Avenue North, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Homes at 2002 14th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200901-0099412, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Z1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND BFL HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from KE QIN, UNMARRIED, recorded on September 1, 2020, in Instrument No: 20200901-0099411, said Register's Office for Davidson County.

The purpose of this conveyance is for BFL HOLDINGS, LLC to convey its 50% undivided interest in the property to B&F PROJECTS, LLC, the intention being the current vested owners to be Z 1, LLC, A Tennessee Limited Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company.

This is improved property known as: **2002 A 14th Ave N, Nashville, TN 37208 & 2002 B 14th Ave N, Nashville, TN 37208 (collectively, "Property")**

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

[Signatures on Following Page]

Witness my hands this 27th day of August, 2021, the bargaining party, having cause its name to be signed hereto on said day and date.

GRANTOR:

BFL HOLDINGS, LLC

By: Frank Santora

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Frank Santora with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Member of **BFL HOLDINGS, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Member.

Witness my hand and official seal at office this 27th day of August 2021.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 05-02-2022

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/30/2021 (date of document).

Affiant Signature

6/30/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 5, 2025

NOTARY'S SEAL

