Karen Johnson Davidson County
Batch# 723097 DEEDQC
09/24/2021 08:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210924-0128328

THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **Keller, Turner, Andrews & Ghanem, PLLC** **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 27 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:	Send Tax Bills to:	Map Parcel No.
B & F Projects, LLC & Z 1, LLC **6414 Edsel Drive, Nashville, TN 37209**	New Owner **B&F PROJECTS, LLC& Z1, LLC** **6414 Edsel Drive, Nashville, TN 37209**	090-12-0-005.00

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 **B & F PROJECTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantors"), by these presents, does hereby quitclaim and convey unto **B & F PROJECTS, A TENNESSEE LIMITED LIABILITY COMPANY and Z 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** and its heirs, successors and assigns ("Grantee"). all of Grantors 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 Lot(s) 256, as shown on the map entitled Charlotte Park, Section IV, of record in Plat Book 2663, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Bring the same property conveyed to B & F PROJECTS, LLC, by deed from GEORGE A. MULLEN AND DIANA G. MULLEN, HUSBAND AND WIFE, of record in Instrument No. 20210707-0091307, dated July 2, 2021, Recorded July 7, 2021, said Register's Office.

This is improved property known as: **6414 Edsel Drive, Nashville, TN 37209**

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 my name to be signed hereto on said day and date.

GRANTOR:

B & F PROJECTS, LLC

By: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Frank Sautora 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 Managing Member of **B & F PROJECTS, 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 Managing 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 Commission Expires 05-02-2022

_____
Notary Public

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 **8/27/2021** (date of document).

Affiant Signature

8/27/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **August**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

