Prepared By:
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Karen Johnson Davidson County
Batch# 735739 DEEDQC
10/13/2021 02:48:05 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211013-0137807

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
BFO Group, L.L.C. 3722 Starrs Centre Drive, Suite B Canfield, Ohio 44406	BFO Group, L.L.C. 3722 Starrs Centre Drive, Suite B Canfield, Ohio 44406	093-06-2-028.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kyla Food Service LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and by these presents does quitclaim, transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto to **BFO Group, L.L.C.**, an Ohio limited liability company, its successors and/or assigns, as GRANTEE.

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

Witness the execution of this Deed by the undersigned as of this 8th day of October, 2021.

GRANTOR:

Kyla Food Service LLC

By: _____
Rick Blase, Member

STATE OF OHIO)
COUNTY OF Mahoning)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, duly commissioned and qualified, personally appeared Rick Blase, 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 Member of Kyla Food Service LLC, the within-named bargainor, a Tennessee limited liability company, and that he as such Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Member.

WITNESS my hand and seal at office on this the 8 day of October, 2021.

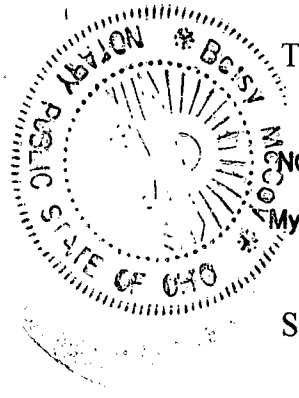
BETSY McCOY
NOTARY PUBLIC • STATE OF OHIO
Recorded in Mahoning County
My commission expires June 26, 2024

Betsy McCoy
Notary Public

My commission expires: 6/26/24

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

STATE OF OHIO)
COUNTY OF Mahoning)



The actual consideration or value whichever is greater, for this transfer is $0.00.

BETSY McCOY
NOTARY PUBLIC • STATE OF OHIO
Recorded in Mahoning County
My commission expires June 26, 2024

Richard J. Blasse
Affiant

Sworn to and subscribed before me this 8 day of October, 2021.

Betsy McCoy
Notary Public

My Commission Expires: 6/26/2024

EXHIBIT A

LEGAL DESCRIPTION

Land in the 6th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot 45 on the original plan of Nashville, not of record, and being a portion of the property described according to an unrecorded ALTA/ACSM land title survey prepared by Patrick S. Coode, a Tennessee Licensed Surveyor (License No. 855) on behalf of John Kohl and Company, a division of The Schneider Corporation, said survey being dated 07-27-06 and 12-07-06, as revised, and referenced as Project Number 6048.001; and this individual parcel having been further described by Andrew B. Beck. a Tennessee Licensed Surveyor (License No. 1980) on behalf of The Schneider Corporation, said property being more particularly described by metes and bounds as follows:

Beginning at a point in the northerly right-of-way of Broadway 58.76 feet southwesterly from the southwestern right-of-way of Third Avenue North formerly North College Street; thence with said northerly right-of-way South 59 degrees 27 minutes 52 seconds West a distance of 27.74 feet to the common wall of buildings located at 306 and 304 Broadway; thence with said common wall North 30 degrees 23 minutes 20 seconds West a distance of 108.01 feet to the southerly right-of-way of a 10 foot alley; thence with said southerly right-of-way North 58 degrees 46 minutes 47 seconds East a distance of 27.72 feet to the southwesterly line of land described in a deed to Broadway W&R, LLC of record in Book 11768, page 421 in the Register's Office for Davidson County, Tennessee; thence with said line South 30 degrees 24 minutes 02 seconds East a distance of 108.34 feet to the POINT OF BEGINNING, containing 0.07 acres, more or less.

Being a portion of the same property conveyed to 306 Broadway, LLC by Deed of record in Instrument No. 20041122-0139558 and re-recorded in Instrument No. 20050121-0007830, Register's Office for Davidson County, Tennessee.

The original legal description for the subject property is as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee as follows: Beginning on the north side of Broad St. in the City of Nashville fifty eight feet (58 ft.) west from the corner of Broad and College Streets and running thence westwardly (28 ft.), thence northwestwardly one hundred and eight feet (108 ft.) to an alley, thence eastwardly along line of said alley (28 ft.) twenty eight feet, thence southwardly one hundred eight and one third feet (108 1/3 ft.) to the beginning, and being Lot No. 3 in the division of the J. A. McAlister property and being the same lot deeded to Thomas A. Atchison by W. B. Clarke and wife. On which lot stands a three story brick storehouse no. 304, it being the intention to convey the property from the center of the eastern and western walls respectively.

BEING the same property conveyed to Kyla Food Service LLC, a Tennessee limited liability company, by Deed dated September 16, 2008, and of record as Instrument No. 20080918-0095418, Register's Office for Davidson County, Tennessee.