Karen Johnson Davidson County
Batch# 757860 DEEDQC
11/18/2021 01:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211118-0153796

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 13 day of November 2021. LYNN MCLEOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My Commission Expires: June 5, 2022

Address New Owners as:	Tax Bill To:	Map / Parcel
Nash Nest BNB, LLC 409 Douglas Ave Nashville, TN 37207	New Owner	071 16 O F 002.00 CO

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Alexander Franke**, an unmarried man (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Nash Nest BNB, LLC** (hereinafter referred to as "Grantees"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, and being Unit No. 2 on Exhibit B as shown within the Declaration of Covenants, Conditions and Restrictions for Homes at 407 Douglas Avenue, a horizontal property regime with private elements of record in Instrument Number 20190131-00094202, Register's Office for Davidson County, Tennessee to which reference is hereby made.

Being the same property conveyed to Alexander Franke, an unmarried man, by Warranty Deed from Michael W. O'Neill and John R. Lindahl, Jr., of record in Instrument 20200416-0040091, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 409 Douglas Avenue, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 13 day of November, 2021.

Alexander Franke

STATE OF Tennessee }
COUNTY OF Williamson }

On this 13 day of November in the year 2021, before me the undersigned, personally appeared **Alexander Franke** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 13 day of November 2021.

Notary Public

My Commission Expires June 5, 2022

LYNN MCLEOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Robert J. Nitchie III, do herby 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 11/15/2021.

AFFIANT SIGNATURE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 15th day of November 2021.

NOTARY'S SIGNATURE

My Commission Expires:

Notary's Seal:

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024