Karen Johnson Davidson County
Batch# 776426 DEEDQC
12/17/2021 02:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211217-0167390

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| 4705 BSR, LLC<br>2519 Ridgewood Drive<br>Nashville, TN 37215 | Same | 13115005100 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL D. SONTAG, TRUSTEE OF THE 4705 BENTON SMITH ROAD TRUST NOMINEE TRUST AGREEMENT ("Grantor") hereby quitclaim and convey to 4705 BSR, LLC, a Tennessee limited liability company, its successors and assigns, all his interest in the property in Davidson County, Tennessee described on Exhibit A attached hereto.

IN WITNESS WHEREOF, Grantor executed this instrument on this 22nd day of November, 2021.

THE 4705 BENTON SMITH ROAD TRUST NOMINEE TRUST AGREEMENT

By: _____
MICHAEL D. SONTAG, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Michael D. Sontag, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 22nd day of November, 2021.

Rugenia Hines
Notary Public

My Commission Expires:_____

RUGENIA HINES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 03, 2023

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2021.

Rugenia Hines
Notary Public

My Commission Expires:

_____

RUGENIA HINES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 03, 2023

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Harpeth Acres, Section Seven, of record in Book 2331, page 154, Register's Office for Davidson County, to which Plan reference is herby made for a more complete description.

Being the same property conveyed by deed of record as Instrument #20211013-0137825.

31884284.2

Certificate of Authenticity

I, Lucretia Albert, 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 November 22, 2021.

Date

Lucretia Albert

Affiant Signature

12/06/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 06 day of December, 2021.

Aubrey D. Burns

Notary's Signature

My Commission Expires: 09-06-2022

Date

Notary's Seal (if on paper)

