Karen Johnson Davidson County
Batch# 838395 DEEDQC
04/12/2022 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220412-0042202

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
William Senese Erika Senese 1207 Saxon Drive Nashville, TN 37215	NEW OWNER	072-16-0-070.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Nashville Grown Properties, LLC, a Tennessee limited liability company,** by these presents does hereby quitclaim and convey unto **William Senese and Erika Senese, husband and wife,** their heirs, successors and assigns, all of its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Burchwood Gardens, Section Two of record in Book 2900, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 73 begins at a point on the Easterly margin of Valley Park Drive, running Southerly 118 feet along said margin to a point on the common boundary of Lots 73 and 74; thence 119.95 feet Northeasterly along said boundary to a point on the common boundaries of Lots 72, 73 and 74; thence 100.52 feet Northerly along the common boundary of Lots 73 and 72, to a point on the Southerly margin of Berkshire Drive; thence 112.7 feet Southwesterly along said Drive to a concrete monument; thence 39.27 feet Southerly around a curve to the point of beginning.

Being the same property conveyed to William Senese and Erika Senese, husband and wife by Special Warranty deed from Breckenridge Property Fund 2016, LLC, a Delaware limited liability company of record in Instrument No. 20190122-0005833 Register's Office for Davidson County, Tennessee, dated January 18, 2019 and recorded on January 22, 2019.

Being the same property conveyed to Nashville Grown Properties, LLC by Quitclaim deed from William Senese and Erika Senese, husband and wife of record in Instrument No. 20190314-0023481 Register's Office for Davidson County, Tennessee, dated March 12, 2019 and recorded on March 14, 2019.

Being also known as 1924 Berkshire Drive, Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
1 day of April, 2022.

Affiant

My commission expires: 3/3/25
(Affix Seal)

Notary Public

ANDREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 1st day of April, 2022.

Nashville Grown Properties, a Tennessee Limited Liability Company

By: _____
William Senese, Member

By: _____
Erika Senese, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Senese and Erika Senese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Nashville Grown Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of April, 2022

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 03-03-2025

_____
Notary Public

My Commission Expires: 3/3/25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/05/2022 ____ (date of document).

Affiant Signature

04/05/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025