Karen Johnson Davidson County
Batch# 848087 DEEDQC
04/29/2022 10:14:48 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220429-0049810

This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Paul Bucchi 4404 A Westlawn Drive Nashville, TN 37209	New Owner	092-13-0-201.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **MEB HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND OBA ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **PAUL BUCCHI, MARRIED,** his heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of Block 25 on the Plan of Charlotte Park Company's Second Addition of record in Plat Book 57, Page (s) 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MEB Holdings, LLC a Tennessee limited liability company and OBA Enterprises, LLC, a Tennessee limited liability company by Warranty Deed from Matthew J. Sherman, a single man, recorded on the 17th day of February 2022 of record in Instrument No. 20220217-0018364 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3903 Elkins Avenue, Nashville, TN 37209

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

Witness my hand this 10th day of March, 2022

MEB HOLDINGS, LLC

BY: _____

MICHAEL BUCCHI, SOLE MEMBER

OBA ENTERPRISES, LLC

BY: _____

PAUL BUCCHI, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Bucchi, whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the sole member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this _____ day of _____, 20_____.

Commission expires:

_____
Notary Public

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Bucchi, whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the sole member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 10th day of March, 2022.

Commission expires: Feb 24, 2025

_____
Notary Public

IDA T TRAN
Notary ID #126728193
My Commission Expires
February 24, 2025

MEB HOLDINGS, LLC

BY:_____

MICHAEL BUCCHI, SOLE MEMBER

OBA ENTERPRISES, LLC

BY:_____

PAUL BUCCHI, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Bucchi, whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the sole member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 25 day of April, 2022.

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2023

Commission expires:

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Bucchi, whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the sole member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this _____ day of _____, 20____.

Commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2022.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025