6

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10TH DAY OF May , 2022.

NOTARY PUBLIC

My Commission expires:

SHENA L. MAHONEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 853923 DEEDQC
05/12/2022 08:31:26 AM 2 pgs
Fees: $17.00 Taxes: $0.00

20220512-0054335

FROM:
Z1 LLC & B&F Projects LLC

TO:
Theresa L Smith, Trustee

FROM:
Theresa L. Smith, Trustee

TO:
Z1 LLC & B&F Projects LLC

THIS INSTRUMENT PREPARED BY

Esquire Title & Escrow Inc. 30 Burton Hills Blvd., Ste 200, Nashville, TN 37215

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Z1 LLC & B&F Projects, LLC **P.O. Box 159342** **Nashville, TN 37215-9342**	**SAME**	**Part of 091-02-0-311.00**

Quitclaim Deed

For and in Consideration of the sum of $10.00 cash in hand paid and for the express purpose of making a re-conveyance **for the purpose of separating Lots 1405 and 1407 to aquire separate map and parcels from original conveyance.** We, **Z1 LLC, a Tennessee Limited Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company** by these presents do hereby quitclaim and convey unto **Theresa L. Smith, Trustee**, her successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 1407, Block 50, Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office, for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Z1 LLC, a Tennessee Limited Liability Company and B&F Projects LLC, a Tennessee Limited Liability Company by deed from David M. Swanger and Avis C. Kennedy, husband and wife of record in Instrument No. 20220509-0053060, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property known as: 5502 California Avenue, Nashville, TN 37209

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

And now, I, the said unto **Theresa L. Smith, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey unto **Z1 LLC, a Tennessee Limited Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company**, their heirs and assigns the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WEREOF, we have hereunto set our hands this 10th day of May, 2022.

Z1 LLC, a Tennessee Limited Liability Company

By: _____
I. Dyke Tatum, Authorized Agent

B&F Projects, LLC, a Tennessee Limited Liability Company

By: _____
I. Dyke Tatum, Authorized Agent

Theresa L. Smith, Trustee

Theresa L. Smith, Trustee

STATE OF TENNESSEE }
County of DAVIDSON }

On this 10th day of May, 2022, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me, I. Dyke Tatum, the Authorized Agent of Z1, LLC, a Tennessee Limited Liability Company with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person(s) described in and executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

Notary Public Sheila L. Mahoney
My Commission Expires: 10/2/2023

SHEILA L. MAHONEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE }
County of DAVIDSON }

On this 10th day of May, 2022, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me I. Dyke Tatum, the Authorized Agent of B&F Projects, LLC, a Tennessee Limited Liability Company with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person(s) described in and executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

Notary Public Sheila L. Mahoney
My Commission Expires: 10/2/2023

SHEILA L. MAHONEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Theresa L. Smith, Trustee, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public Sheila L. Mahoney
My Commission Expires: 10/2/2023

SHEILA L. MAHONEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON