Karen Johnson Davidson County
Batch# 866974 DEEDQC
06/03/2022 10:38:34 AM 2 pgs
Fees: $17.00 Taxes: $0.00
20220603-0064191

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

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st DAY OF May, 2022.

NOTARY PUBLIC

My Commission expires: 10-02-2023

6

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 07111026900**

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 53, 54 and 55 to acquire 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:

Being **Lot No. 54** on the Plan of Highland Land Co's Subdivision of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Said **Lot No. 54** fronts 25 feet 1/4 inch on the Westerly margin of Lischey Avenue and extends back 200 feet more or less on the Northerly line and 200 feet more or less on the Southerly line to a 15 foot alley in the rear, measuring 75 feet thereon.

Being part of 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 Megan E. Ganneschi, an unmarried woman and Florin Constantin, an unmarried man of record in Instrument No. 20220603-0064198, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved () property known as: 1408 Lischey, Nashville, Tennessee 37207

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 31st day of May, 2022.

Z1 LLC, a Tennessee Limited Liability Company

By: _____
J. Dyke Tatum, Authorized Agent

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

By: _____
I. Dyke Tatum, Authorized Agent

_____
Theresa L. Smith, Trustee

STATE OF TENNESSEE }
County of DAVIDSON }

On this 31st 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 31st 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 31st 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 31st 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 31st 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