Karen Johnson Davidson County
Batch# 890840 DEEDQC
07/19/2022 10:59:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220719-0082635

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 1900 Church Street, Suite 402 Nashville, TN 37203	New Owner	092-13-0-250.00

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. 80 on the Plan of A Re-Subdivision of Charlotte Park Second Addition Extended-Block 33 of record in Plat Book 2330, Page 135, 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 Holding, LLC, a Tennessee limited liability company, and OBA Enterprises, LLC a Tennessee limited liability company by Warranty Deed from Charles F. Oman and wife, Christie B. Oman of record in Instrument No. 20220303-0024402 Register's Office for Davidson County, Tennessee, dated March 02, 2022 and recorded on March 03, 2022.

This is improved property known as 3804 Dakota Avenue, Nashville, TN 37209

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

Witness my hand this 16 day of July, 2022

MEB HOLDINGS, LLC

BY: _____

MICHAEL BUCCHI, SOLE MEMBER

OBA ENTERPRISES, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of OBA Enterprises, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as Authorized Agent.

Witness my hand and official seal this 18 day of July, 2022.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
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 MEB Holdings, LLC 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 18 day of July, 2022.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
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 18 day of July, 2022.

Notary Public
Exp: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON