Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	2300 & 2306 SSR Property Trust 9307 Concord Rd. Brentwood, Tennessee 37027
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	135-00-0-171.00
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, Made this 15th day of September, 2022 by and between Mr. Erian Goda, a married man, conveys said real property to The 2300 & 2306 SSR Property Trust, dated September 15, 2022, Konshtta K. Sergeyous, Trustee(s), "Grantee," including all their rights, title and interest in said property and the following described real estate, to-wit:

Land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, of plat recorded in Instrument Number 20180510-0044936, entitled Final Plat Country Club Investors, LLC Property. Recorded in the Davidson County Register of Deeds office on 5/10/2018.

Being the same property conveyed to BLK Investment, LLC, a Tennessee limited liability company, by deed from Country Club Investors, LLC, a Tennessee limited liability company, dated December 27, 2018, of record in Instrument Number 20181227-0125649, Register's Office for Davidson County, Tennessee.

This is _x_improved __ unimproved property known as 2300 Smith Springs Road, Nashville, TN.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Whenever used, the singular number shall Include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand and seal on this 15 th day of September, 2022

Erian T. Goda

Karen Johnson Davidson County
Batch# 919080 DEEDQC
09/20/2022 12:46:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220920-0104581

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Erian T. Goda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor(s) and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 15th day of September, 2022.

Diane T. Waterman
Notary Public

My Commission Expires: May 5, 2025



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

Affiant: Erian Goda

Signed before me, witness my hand and official seal.
This 15th day of September, 2022.

Diane T. Waterman
Notary Public

My Commission Expires: May 5, 2025

