Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

FROM: Jason Bockman and wife, Erica Bockman aka Erica L. Bockman

TO : BLU TACO BELLE LLC

QUITCLAIM DEED

Address of New Owner:
BLU TACO BELLE LLC
1598 Guill Rd
Mount Juliet, TN 37211-3725

Send Tax Bills To:
OWNER

Map & Parcel:
See Exhibit A

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste. 823
Nashville, TN 37217

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is
$ -0-

X _____
Affiant
Subscribed and sworn to before me this the 20 day of Sept, 2022.

_____
Notary Public
Commission Expires: 11-17-2024

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

I/We, **Jason Bockman and wife, Erica Bockman aka Erica L. Bockman**, do hereby quitclaim to **BLU TACO BELLE LLC**, Its Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

See Exhibit A

Karen Johnson Davidson County
Batch# 920145 DEEDQC
09/22/2022 09:57:13 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20220922-0105305

Witness our hand(s) this the 20 day of September, 2022.

X _____
Jason Bockman

X _____
Erica Bockman aka Erica L. Bockman

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason Bockman and, Erica Bockman aka Erica L. Bockman**, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that **THEY** executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Wilson, Tennessee, this the 20th day of September, 2022.

_____
Notary Public
Commission Expires: 3/21/23

RICHARD JASON BURCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Exhibit A

Tract 1:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot(s) "I", as shown on the map entitled Belcourt Terrace, of record in Plat Book 2330, page(s) 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **Jason Bockman** by deed of record in Instrument No. 20131114-0117713 ___, Register's Office for Davidson County, Tennessee. **Erica Bockman aka Erica L. Bockman**

Erica Bockman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Map & Parcel: 10505006601

This is improved property known as 1705 15th Ave. S., Nashville, TN 37212

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 144 on the plan of Section One, Golden Valley Estates, of record in Plat Book 4175, Page 142, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to **Jason Bockman** by deed of record in Instrument No. 20130514-0048384 _, Register's Office for Davidson County, Tennessee. **Erica Bockman aka Erica L. Bockman**

Erica Bockman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Map & Parcel: 06001019900

This is improved property known as 3185 Ewingdale Drive, Nashville, TN 37207-2701

Tract 3

Land in Davidson County, Tennessee, Being Unit A together with Garage/private element "A' as shown on Exhibit "B" Master Deed of the Cottages of Tremont of record in Instrument No. 20140710-0060776 and amended and restated in Instrument No. 20140911-0083309, Unit A and Garage/private element "A" are located on the easterly 50 feet of Lot 50 the plan of Subdivision of Certain Tracts in the Boyd Ament Tract, as of record in Book 21, Page 83, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jason Bockman, by deed of record in Instrument No. 20140421-0032907 , Register's Office for Davidson County, Tennessee.

Erica Bockman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

Map and parcel #105-01-0E-001.00 CO

This is improved property known as 1215 Tremont St. Nashville, TN 37212.

and

Land in Davidson County, Tennessee, Being Unit B together with Garage/private element "B" as shown on Exhibit "B" Master Deed of the Cottages of Tremont of record in Instrument No. 20140710-0060776 and amended and restated in Instrument No. 20140911-0083309, Unit A and Garage/private element "B" are located on the easterly 50 feet of Lot 50 the plan of Subdivision of Certain Tracts in the Boyd Ament Tract, as of record in Book 21, Page 83, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jason Bockman, by deed of record in Instrument No. 20140421-0032907 , Register's Office for Davidson County, Tennessee.

Erica Bockman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

Map and parcel #105-01-0E-002.00 CO

This is improved property known as 1217 Tremont St. Nashville, TN 37212

Tract 4:

Being Lot No. 15, on the Plan of T.J. Harding's Subdivision of Lot No. 6 Elizabeth Harding Lytle Tract of record in Plat Book 161, Page 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to **Jason Bockman** by deed of record in Instrument No 20150320-0024115, Register's Office for Davidson County, Tennessee. **Erica Bockman aka Erica L. Bockman**

Erica Bockman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Map & Parcel: 092-07-0-328.00

This is improved property known as 745 22nd Avenue North, Nashville, TN 37208

Tract 5:

Being the easterly fifty feet of the Minton Tract, as shown on the plan of the Sterling Subdivision, as recorded in Plat Book 1424, page 97 and in Deed Book 7010, page 258, Register's Office, Davidson County, Tennessee, and further described, as follows:

Beginning at a point in the northerly margin of Elberta Street 100 feet east of the southeast corner of the property conveyed to A. W. Jackson and wife, of record in Book 1466, page 551, Register's Office, Davidson County, Tennessee, said point being the southwest corner of Lot 4 and the southeast corner of Elberta Street; thence along said northerly margin of said Elberta Street, 50 feet to a point; thence northerly 150 feet to a point; thence westerly 50 feet to a point; thence southerly 150 feet to the northerly margin of Elberta Street, the point of beginning.

Being the same property conveyed to **Jason Bockman** by deed of record in Instrument No 20150602-0051323, Register's Office for Davidson County, Tennessee. **Erica Bockman aka Erica L. Bockman**

Erica Bockman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Map & Parcel: 119-06-0-061.00

This is improved property known as 78 Elberta Street, Nashville, TN 37210

Tract 6:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Section Ninety-Seven, Edgehill Estates, of record in Plat Book 4675, Page 148, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to **Jason Bockman** by deed of record in Instrument No 20070110-0004169, Register's Office for Davidson County, Tennessee. **Erica Bockman aka Erica L. Bockman**

Erica Bockman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Map & Parcel: 105-01-0-566.00

This is improved property known as 1013 14th Avenue South, Nashville, TN 37212

Tract 7:

Land in Davidson County, Tennessee being Lot No. 4 on the plan of Barbara Hts. as of record in Book 3842, Page 258, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. (The recording of Book 3482, Page 258 superseded the record on "A part of lot 65 Block 8, on the Plan of Cumberland Nurseries" of record in Book 332, Page 36 RODC)

Being the same property conveyed to **Jason Bockman** by deed of record in Instrument No 20150826-0086316, Register's Office for Davidson County, Tennessee. **Erica Bockman aka Erica L. Bockman**

Erica Bockman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Map & Parcel: Map 119 Group 01-0 Parcel 494.00

This is improved property known as 110 Valeria St., Nashville, Tennessee 37210.

Tract 8

Land in Davidson County, Tennessee, being Unit B, 1013 13th Avenue South Cottages, a Horizontal Property Regime with Private Elements, as recorded in the Declaration of Covenants, Conditions, and Restrictions for 1013 13th Avenue South Cottages, a Horizontal Property Regime with Private Elements of record in instrument No. 201503300027138, Register's Office for Davidson County, Tennessee, to all which reference in hereby made for a more complete description, together with all interests in the common areas allocated to said unit as set forth in said Declaration.

Being part of the same property conveyed to Jason Bockman, by deed of record in Instrument No. 20080807-0081584 , Register's Office for Davidson County, Tennessee.

Erica Bockman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

Map and Parcel # 105-01-0N-002.00 CO

This is improved property known as 1015 13th Ave. S. Nashville, TN 37212

And

Land in Davidson County, Tennessee, being Unit A, 1013 13th Avenue South Cottages, a Horizontal Property Regime with Private Elements, as recorded in the Declaration of Covenants, Conditions, and Restrictions for 1013 13th Avenue South Cottages, a Horizontal Property Regime with Private Elements of record in instrument No. 201503300027138, Register's Office for Davidson County, Tennessee, to all which reference in hereby made for a more complete description, together with all interests in the common areas allocated to said unit as set forth in said Declaration.

Being part of the same property conveyed to Jason Bockman, by deed of record in Instrument No. 20080807-0081584 , Register's Office for Davidson County, Tennessee.

Erica Bockman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

Map and parcel #105-01-ON-001.00 CO

This is improved property known as 1013 13th Ave. S. Nashville, TN 37212.

Tract 9:

Being a tract or parcel of land located and fronting on the southerly side of Couchville Pike in the 4th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a point on the South side of Couchville Pike and the property of the U.S.A. and being the Northwest corner of the property herein conveyed; thence running in an Easterly direction with the Couchville Pike 280 feet to a point in the Couchville Pike and the corner of the Marcella Coss tract; thence running with the Coss' Westerly property line in a southerly direction 400 feet to a point, common corner, Coss Property, U.S.A. property, property herein conveyed; thence in a Northwesterly direction with property line owned by U.S.A. (Percy Priest Lake Property) 500 feet to the point of beginning and containing 1.5 acres, more or less.

Being the same property conveyed to **Jason Bockman** by deed of record in Instrument No 20140214-0013073, Register's Office for Davidson County, Tennessee. **Erica Bockman aka Erica L. Bockman**

Erica Bockman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Map & Parcel: 13800006800

This is improved property known as 3701 Couchville Pike, Hermitage, TN 37076

Tract 10:

Being Lot No.24 on the Plan of Hidden Acres, as shown by plat of record in Plat Book 1130, page 89, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to **Jason Bockman** by deed of record in Instrument No 20151009-0103167, Register's Office for Davidson County, Tennessee. **Erica Bockman aka Erica L. Bockman**

Erica Bockman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Map & Parcel: 119-6-255

This is improved property known as 2700 Hartford Drive, Nashville, TN 37210

Tract 11:

Land in Davidson County, Tennessee, being Lot 49, MERRY OAKS, as shown on plat of record in Plat Book 1835, Pages 67 & 68, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to **Jason Bockman** by deed of record in Instrument No 20151216-0126406, Register's Office for Davidson County, Tennessee. **Erica Bockman aka Erica L. Bockman**

Erica Bockman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Map & Parcel: 09507009800

This is improved property known as 307 Blue Hills Drive, Nashville, TN 37214

Tract 12:

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of M. G. McNabbs Subdivision, as of record in Plan Book 1130, Page 64, Register's Office for said County.
Said Lot No. 30 Front s 65 feet on the east side of Louise Drive and runs back between line 159.3 feet on the North line and 159.2 Feet on the south line to a dead line on which it measures 65 feet.

Being the same property conveyed to **Jason Bockman** by deed of record in Instrument No 20160210-0012872, Register's Office for Davidson County, Tennessee. **Erica Bockman aka Erica L. Bockman**

Erica Bockman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Map & Parcel: 11913024700

This is improved property known as 3024 LOUISE DR. NASHVILLE, TN. 37211

Tract 13:

Land in Davidson County, Tennessee, being Lot No. 498, Plan of Whispering Hills, Section II-C, as of record in Book 2663, Page 67, Register's Office for said County.

Said Lot No. 498 fronts 93 feet on the westerly margin of Whispering Hills Drive and extends back 196.5 feet on the northerly line and 248 feet on the southerly line to a rear line, measuring 105 feet thereon.

Being the same property conveyed to **Jason Bockman** by deed of record in Instrument No 20160602-0055518, Register's Office for Davidson County, Tennessee. **Erica Bockman aka Erica L. Bockman**

Erica Bockman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Map & Parcel: 14711000800

This is improved property known as 599 Whispering Hills Drive, Nashville, TN 37211

Tract 14:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 73 on the Map of the subdivision of Rayon City Development Co. of record in Plat Book No. 843, page 13, Register's Office for Davidson County, Tennessee, which Lot No. 73 fronts 50 feet on the northerly side of the Davis Avenue and runs back between parallel lines 140 feet to a dead line measuring 50 feet at rear.

Being the same property conveyed to **Jason Bockman** by deed of record in Instrument No 20161213-0130592, Register's Office for Davidson County, Tennessee. **Erica Bockman aka Erica L. Bockman**

Erica Bockman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Map & Parcel: 04405011700

This is improved property known as 211 Ensley Avenue, Old Hickory, TN 37138.

Tract 15:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY ONE-HALF OF LOT NO. 32 AND ALL OF LOT 33 IN BLOCK "A" ON A MAP ENTITLED SUBDIVISION MAP NO. 3 OF THE LIFE & CASUALTY INSURANCE CO. PROPERTY AT OLD HICKORY, TN RECORDED IN PLAT BOOK 974, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to **Jason Bockman** by deed of record in Instrument No 20170411-0035257, Register's Office for Davidson County, Tennessee. **Erica Bockman aka Erica L. Bockman**

Erica Bockman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Map & Parcel:

This is improved property known as 154 PARK CIR, OLD HICKORY, TENNESSEE 37138