THIS INSTRUMENT PREPARED BY AND RETURNABLE TO:
Christian J. Polniak, Attorney at Law
Polniak Law Firm, PLLC
211 Donelson Pike, Suite 210
Nashville, Tennessee 37214

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $00.00.

Sworn to and subscribed before me this 31st day of October, 2022.

Affiant

Notary Public

My Commission expires on: May 29, 2023

CHRISTIAN POLNIAK
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 29, 2023
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 943075 DEEDQC
11/18/2022 03:49:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20221118-0122842

QUITCLAIM DEED

New Owner(s)	Send Tax Bill To:	Map and Parcel Numbers
Greg Carrell and Kathleen Carrell 211 Donelson Pike, Suite 110 Nashville, TN 37214	New Owner(s)	096 05 0A 030.00

KNOW ALL MEN BY THESE PRESENTS that **BOCAR INVESTMENTS, a Partnership in the State of Tennessee,** hereinafter called the **"GRANTOR"**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto **GREG CARRELL AND KATHLEEN CARRELL, HUSBAND AND WIFE,** hereinafter called the **"GRANTEES",,** hereinafter called the **"GRANTEE",** their heirs and assigns, its entire right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Unit No. B5M on the Plan of Cameron Park Office Center, Condominium Offices, as of record on said Plan as shown in and described by the Master Deed of record in Deed Book 6297, page 851, Register's Office for Davidson County, establishing a Horizontal Property Regime with respect to Cameron Park Office Center and on Plat Book 6200, page 49, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to **BOCAR INVESTMENTS, a Partnership in the State of Tennessee** by Warranty Deed from **H & H PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, on April 12, 2002, of record under Instrument Number 20020422-0049532, in the Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, easements, rights of way, protective covenants, and mineral reservations of record, if any.

This is improved property better known as **211 Donelson Pike, Suite 110, Nashville, Tennessee 37214** and the address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. The attorney preparing this deed makes no warranty or representation regarding the accuracy of the legal description.

Signatures and notary acknowledgments are on the following page.

The remainder of this page is left blank intentionally.

GRANTOR:

BOCAR INVESTMENTS,
A Partnership in the State of Tennessee

By: Vernon A. Melton, Jr.
Its: Managing Partner

By: Greg Carrell
Its: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Christian J. Polniak, of the state and county mentioned, personally appeared **Vernon A. Melton, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president (or other officer authorized to execute the instrument) of **BOCAR INVESTMENTS**, the within named Managing Partner, a Partnership in the State of Tennessee, and that such president or officer as such authorized, executed the foregoing instrument for the purpose therein contained, by personally signing on behalf of the Partnership as **Vernon A. Melton, Jr.**.

Given under my hand this 31st day of October, 2022.

My commission expires: May 29, 2023 Notary Public

CHRISTIAN POLNIAK
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 29, 2023
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Christian J. Polniak, of the state and county mentioned, personally appeared **Greg Carrell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president (or other officer authorized to execute the instrument) of **BOCAR INVESTMENTS**, the within named Partner, a Partnership in the State of Tennessee, and that such president or officer as such authorized, executed the foregoing instrument for the purpose therein contained, by personally signing on behalf of the Partnership as **Greg Carrell**.

Given under my hand this 31st day of October, 2022.

My commission expires: May 29, 2023 Notary Public

CHRISTIAN POLNIAK
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 29, 2023
COUNTY OF WILLIAMSON