Karen Johnson Davidson County
Batch# 950874 DEEDQC
12/13/2022 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221213-0129255

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Broad Street Holdings, LLC c/o Rebecca Upton 630 South Church Street Murfreesboro, Tennessee 37130	Same	084-14-91

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, 508 INVESTORS, LLC, a Tennessee limited liability company ("Grantor") hereby quitclaims and conveys to BROAD STREET HOLDINGS, LLC, a Tennessee limited liability company, its successors and assigns, all its right, title and interest in the property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 57, on the Plan of Walnut Grove, of record in Book 2133, page 87, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed by deed of record as Instrument #20220531-0062343, said Register's Office.

IN WITNESS WHEREOF, Grantor caused this instrument to be executed on this 9 day of December, 2022.

508 INVESTORS, LLC

By: _____
Theodore J. Bertuca, President

STATE OF Tennessee)

COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Theodore J. Bertuca, with 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 President of 508 Investors, LLC a Tennessee limited liability company, the within named bargainor, and is authorized to execute this instrument on its behalf.

WITNESS my hand at office, as of this 9th day of December, 2022.

Susan M. Donnell
Notary Public

SUSAN M. DONNELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 5-18-25

STATE OF Tennessee)

COUNTY OF Rutherford)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 9th day of December, 2022.

Susan M. Donnell
Notary Public

SUSAN M. DONNELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 5-18-25

34183043.2

Certificate of Authenticity

I, Adam F. Harrer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 9, 2022.

Date

Affiant Signature

12/13/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of December, 20 22.

Lucretia Albert

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

