Karen Johnson Davidson County
Batch# 961731 DEEDQC
01/17/2023 01:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230117-0003756

This Instrument Prepared and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Blake Sennett **3614 Baxter Avenue** **Nashville, TN 37216**	**Same As New Owner**	**072-02-0-105.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Sennett Commercial, LLC, a Tennessee limited liability company and Bear Flag, LLC, a Tennessee limited liability company,** does hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Blake Sennett** their heirs and assigns, in and to the following tract of lands in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Map of Craig's Subdivision of the Crownover Property, of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sennett Commercial, LLC, a Tennessee limited liability company and Bear Flag, LLC, a Tennessee limited liability company, by Warranty Deed from Kelley Properties, LLC a TN limited liability company, filed for record on April 10, 2019 as Instrument No. 20190410-0032881, Register's Office for Davidson County, Tennessee.

Property Address: 3614 Baxter Avenue, Nashville, TN 37216

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th **day of January, 2023.**

Sennett Commercial, LLC

By: _____
Blake Sennett, Sole Member

Bear Flag, LLC

By: _____
Brian Richard Klugman, Sole Member

STATE OF FLORIDA)
COUNTY OF Leon)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Blake Sennett** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member of Sennett Commercial, LLC** (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such, Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Sole Member.

Witness my hand and official seal this the 11th **day of January 2023.**

Caroline M. Durden

NOTARY PUBLIC
My Commission Expires: 08/07/2023

Notary Public State of Florida
Caroline M Durden
My Commission GG 363573
Expires 08/07/2023

STATE OF CALIFORNIA)
COUNTY OF _____)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Brian Richard Klugman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member of Bear Flag, LLC** (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such, Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Sole Member.

Witness my hand and official seal this the _____ **day of January 2023.**

NOTARY PUBLIC
My Commission Expires:_____

SEE ATTACHED
NOTARIAL CERTIFICATE

ALL- PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On January 9, 2023 before me, R. Plotkina, Notary Public
(Here insert name and title of the officer),

personally appeared Brian Richard Klugman,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

R. Plotkina
Notary Public Signature (Notary Public Seal)

R. PLOTKINA
COMM. 2303198
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires Sept. 24, 2023

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quitclaim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1(3) Document Date 1/9/2023

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  LLC Sole Member
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknolwedgents from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

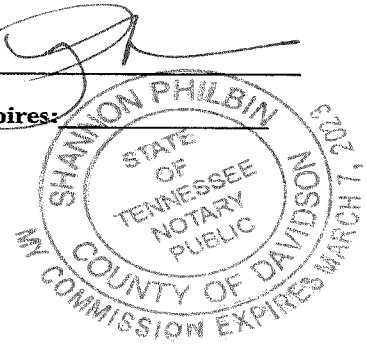
STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

(Affiant)

Subscribed and sworn to before me, this 17th day of January 2023.

NOTARY PUBLIC
My Commission Expires:



Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 17th day of January, 2023.

Robert L. Scruggs, Affiant — 01/17/2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 17th day of January, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025