Karen Johnson Davidson County
Batch# 964609 DEEDQC
01/26/2023 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230126-0005962

**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**<br>**3614 Baxter Avenue**<br>**Nashville, TN 37216** | **Same as New Owner** | **072-02-0-106.00** |

# 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. 44 on the Plan of E.B. Craig's Subdivision of the Crownover Property (Tract II), of record in Plat Deed 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.**

**Said Lot No. 44 fronts 50 feet on the easterly side of Baxter Street and runs back 217 feet 1 inch on the northerly line and 238 feet 7 inches on the southerly line to a deadline, measuring 52 feet 4 inches thereon.**

**Being part of the properties conveyed to Blake Sennett and Bear Flag, LLC by deed from Michael Todd Reese, filed for record on August 30, 2017 as Instrument No. 20170906-0091635, Register's Office of Davidson County, Tennessee. Blake Sennett Quitclaim his one-half (½) interest of said property to Sennett Commercial, LLC on October 17, 2017 as Instrument No. 20171017-0106260, Register's Office for Davidson County, Tennessee.**

**Property Address: 3616 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 24 **day of January, 2023.**

**Sennett Commercial, LLC**

**By:** _____
**Blake Sennett, Sole Member**

**Bear Flag, LLC**

**By:** _____
**Brian Richard Klugman, Sole Member**

**STATE OF FLODIDA )**
**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 21st **day of January 2023.**

**NOTARY PUBLIC**
**My Commission Expires:** July 23, 2023

DOYLE BROWNING
Commission # HH 108784
Expires July 23, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

**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.**

Please see attached CA acknowledgment

**NOTARY PUBLIC**
**My Commission Expires:**_____

## 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 20, 2023 before me, Jayson C. Farrar-Puls, notary public
(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.

JAYSON C. FARRAR-PULS
Notary Public - California
Los Angeles County
Commission # 2348880
My Comm. Expires Feb 24, 2025

Signature _____ (Seal)

**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 26th day of January 2023.**

**NOTARY PUBLIC**
**My Commission Expires:** 9/21/2024

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 26th day of January, 2023.

Robert L. Scruggs, Affiant 01/26/2023 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 26th day of January, 2023.

My Commission Expires: 9-8-2025 Notary's Signature

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