RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 969559 **DEEDQC**
02/10/2023 03:55:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230210-0010046

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
OBA Enterprises LLC 462 Sunliner Dr. Nashville TN 37209	New Owner	090150E02100CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Paul Bucchi** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **OBA Enterprises, LLC,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit B on the plan of record in Declaration of Covenants, Conditions and Restrictions for Homes at River Rouge and Sunliner, a Horizontal Property Regime with Private Elements, of record in Plat at Instrument No. 20220414-0043326, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Daniel Jackson and wife, Connie Lea Jackson by Warranty deed from Eskle Baker and wife, Louise D. Baker of record in Book 4701, page 606, Register's Office for Davidson County, Tennessee, dated April 24, 1973 and recorded on April 26, 1973. Connie Lea Morrow Jackson died June 19, 2019, leaving David Daniel Jackson as the surviving tenant by the entirety. David Daniel Jackson died intestate December 30, 2021, his estate being administered through Davidson County Probate Court, Case No. 22P744. Affidavit of Heirship in Furtherance of Title, regarding David Daniel Jackson, recorded as Instrument No. 20220407-0040391, in the Register's Office for Davidson County, Tennessee, states that he was survived by his children, Daniel Lee Jackson, Darin Layne Jackson and Deanna Lynn Jackson Howell.

Being a portion of the same property conveyed to Bars Hooper Holdings LLC by Warranty deed from Daniel Lee Jackson and Deanna Lynn Jackson Howell and Darin Layne Jackson of record in Instrument No. 20220407-0040392 Register's Office for Davidson County, Tennessee, dated March 22, 2022 and recorded on April 7, 2022.

Being the same property conveyed to Paul Bucchi by Quitclaim deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20221104-0119052 Register's Office for Davidson County, Tennessee, dated November 1, 2012 and recorded on November 4, 2022.

Being also known as 462 Sunliner Drive, Nashville, TN 37209.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 23rd day of January, 2023

PAUL BUCCHI

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Paul Bucchi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of January, 2023.

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Commission expires: 4/27/2025

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 23 day of January, 2023.

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public