This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20575-AP

Karen Johnson Davidson County
Batch# 975972 DEEDQC
03/02/2023 08:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230302-0014770

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 1st day of March, 2023.

Notary Public
My Commission Expires: 3/7/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chandelier Development, Inc. 201 Olive Branch Rd Nashville, TN 37205	New Owner	116-09-0-037

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Bivens Investments LLC, a Tennessee limited liability company** ("Grantor") do/does hereby quitclaim and convey unto **Chandelier Development, Inc. , a Tennessee corporation** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 343 on the Plan of Hillwood Estates, Section 12, as of record in Plat Book 2663, page 109, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bivens Investments LLC, a Tennessee limited liability company by Warranty Deed from Anne R. Williams, Trustee of the Anne R. Williams Revocable Living Trust dated the 27th day of July 1995, dated June 18, 2021, recorded June 22, 2021, of record in Instrument No. 20210622-0084033, Register's Office for Davidson County, Tennessee.

This is improved property located at: **201 Olive Branch Road, Nashville, TN 37205**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2023

GRANTOR:

Bivens Investments LLC
A Tennessee limited liability company

By: _____
Shaun M. Bivens, Sole Managing Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shaun M Bivens the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Managing Member of Bivens Investments LLC., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of March, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3-1-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3-1-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st **day of** March **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM