QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 978598 DEEDQC
03/09/2023 08:08:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230309-0016857

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 THE 7th DAY OF MARCH, 2023.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

DAKOTA W. UNDERWOOD
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05-22-2024
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Underwood Law Group, PLLC, 223 Town Center Pkwy #1744, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
BMS Holdings, LLC	SAME	091-05-1C-010-00
(Name)		
4000 Newman Place		
(Address)		
Nashville, TN 37204		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **BS Hospitality, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **BMS Holdings, LLC, a Tennessee limited liability company,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 10, on the Horizontal Property Regime for 2 Aves, as recorded in the Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 20180926-0095647 and amended in Instrument No. 20190426-0038655 and Instrument No. 20190709-0066829, Instrument No. 20200309-0026202, Instrument No. 20200604-0057612, Instrument No. 20200608-0058500, and Instrument No. 20210319-0036483, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Further, having a Scrivener's Affidavit of record in Instrument No. 20220613-0066744, dated June 1, 2022 and recorded June 13, 2022, Register's Office for Davidson County, Tennessee, to correct the legal description from Instrument No. 20220503-0051309 to the above-referenced legal description.

Being the same property conveyed to BS Hospitality, LLC, a Tennessee limited liability company, by Warranty Deed from Sean F. Whit and Melissa L. White, husband and wife, dated April 29, 2022 and recorded May 3, 2022 of record in Instrument No. 20220503-0051309, Register's Office for Davidson County, Tennessee.

Same legal description as prior deed.

This is improved property located at 703 Vernon Avenue, Nashville, TN 37209.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 10th day of February, 2023.

BS Hospitality, LLC,
a Tennessee limited liability company

By: _____
Benjamin Sensing, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, the within named **Benjamin Sensing,** as Sole Member and authorized agent of BS Hospitality, LLC, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of February, 2023.

My Commission Expires: November 3, 2025 _____
NOTARY PUBLIC



My Commission Expires Nov. 3, 2025