QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 988232 DEEDQC
04/04/2023 03:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230404-0024587

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Black Chandelier Properties, LLC	**New Owner**	
(NAME)	(NAME)	
907 S 12th Street		**052-05-0-105-00; 052-05-0-106-00; and 052-05-0-107-00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

BLAKE SENNETT, MARRIED ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

BLACK CHANDELIER PROPERTIES, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 AND AN EASEMENT APPURTENANT THERETO, ON THE PLAN OF RED BUD TERRACE, OF RECORD IN PLAT BOOK 843, PAGE 41, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 100 FEET ON THE SOUTHEAST SIDE OF RED BUD TERRACE AND EXTENDS BACK BETWEEN PARALLEL LINES A DISTANCE OF 200 FEET TO A DEAD LINE, AND MEASURING 100 FEET ON SAID DEAD LINE AND BEING DIRECTLY TO THE NORTH OF LOTS NOS. 1 AND 2 OF SAID SUBDIVISION.

THE EASEMENT OR RIGHT OF WAY CONSISTING OF A 7-1/2 FOOT STRIP ALONG THE NORTHWESTERLY MARGIN OF LOT NO. 1 AND A 7-1/2 FOOT STRIP ALONG THE SOUTHEASTERLY MARGIN OF LOT NO. 2 OF SAID SUBDIVISION, SAID RIGHT OF WAY EXTENDING FROM EAST PALISTINE BOULEVARD TO THE SOUTHWESTERLY BOUNDARY LINE OF LOT NO. 3.

TRACT II & TRACT III:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 4 AND 5, ON THE PLAN OF RED BUD TERRACE, OF RECORD IN PLAT BOOK 843, PAGE 41, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 4 FRONTS 100 FEET ON THE EASTERLY SIDE OF RED BUD TERRACE AND RUNS BACK BETWEEN PARALLEL LINES, 200 FEET TO A DEAD LINE IN THE REAR.

SAID LOT NO. 5 FRONTS 100 FEET ON THE EASTERLY SIDE OF RED BUD TERRACE AND RUNS BACK BETWEEN PARALLEL LINES, 200 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTIES CONVEYED TO BLACK CHANDELIER PROPERTIES, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, AND BLAKE SENNETT, MARRIED BY WARRANTY DEED FROM ERNIE DOSS HILL, WIDOWER, ANNA RINGEMANN, SINGLE WOMAN, AND AMON RINGEMANN, MARRIED DATED FEBRUARY 17, 2023 AND FILED FOR RECORD ON FEBRUARY 22, 2023 AS INSTRUMENT NO. 20230222-0012644, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **unimproved** property known as: **1013, 1017 & 1021 Red Bud Ter, Nashville, TN 37115**

Witness our hands this the 31 day of March, 2023.

Blake Sennett

STATE OF Florida)
COUNTY OF Leon)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Blake Sennett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31 day of March, 2023.

Notary Public
My Commission Expires: 08/07/2023

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

Certificate of Authenticity

I, Ryan Lux, 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 4/4/23.

Date

Affiant Signature

4/4/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of April, 2023.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)