BOX 10-A

QUITCLAIM DEED TO RE-ESTABLISH ORIGINAL LOT LINES

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 4/27/2025 (AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 999499 DEEDQC
05/04/2023 10 07 06 AM 2 pgs
Fees $12 00 Taxes $0 00

20230504-0033093

THIS INSTRUMENT WAS PREPARED BY
HARDEMAN, MONTGOMERY & POTTER
4301 HILLSBORO PIKE, SUITE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
BAM VENTURES, LLC	NEW OWNER	083-01-0-106.00
(NAME)	(NAME)	
4301 HILLSBORO PIKE, SUITE 300		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BAM VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **BAM VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

Land in Davidson County, Tennessee, being Lot Nos. 43 and 44 on the Plan of Jones and Bradford's Subdivision of record in Book 161, Page 142, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert H. Morris, and wife, Alma Jean Morris by Warranty Deed from Gladys Louise Freeman, unmarried, dated May 14, 1973, recorded May 18, 1973, of record in Book 4708, Page 385, Register's Office for Davidson County, Tennessee. (Lot No. 44)

Being the same property conveyed to Robert H. Morris, and wife, Alma Jean Morris, by Installment Deed from C.B. Ferguson, unmarried, dated August 23, 1974, recorded August 24, 1974, of record in Book 4846, Page 630, Register's Office for Davidson County, Tennessee. (Lot No. 43)

Being the same property conveyed to BAM Ventures, LLC by Warranty Deed of record in Instrument No. 20230502-0032321 **, Register's Office for Davidson County, Tennessee.**

This deed is executed for the purpose of re-establishing the original lot lines and having distinct map and parcel numbers assigned to Lot No. 43 and 44, on the Plat of the Jones and Bradford's Subdivision of record in Book 161, Page 142, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1021 Sharpe Avenue, Nashville, TN 37206
(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Witness my hand this 1st day of May, 2023.

BAM VENTURES, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dylan Potter whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the authorized agent of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand and official seal this 1 day of May, 2023

Commission expires: 4/27/2025

_____
Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON