Karen Johnson Davidson County
Batch# 1025928 DEEDQC
07/13/2023 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230713-0053874

QUITCLAIM DEED

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 10TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-3-2025 (AFFIX SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Y-ROG-23-205-2ND

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
B & B Future LLC	**New Owner**	
(NAME) **205 Donelson Pike**	(NAME)	**096-05-0-127.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUSIC CITY GYROS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **B & B FUTURE LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 and the northerly 2 feet of Lot No. 8 of Colonial Village of record in Book 1424, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and the northerly 2 feet of Lot No. 8 adjoin and front together 72 feet on the easterly side of Donelson Pike and runs back 202.90 feet on the northerly line and 209 feet, more or less, on the southerly line to a dead line measuring 72 feet thereon.

INCLUDED in the above description but specifically EXCLUDED from this conveyance is a small strip or parcel of land in the 12th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 7 and part of the northerly 2 feet of Lot No. 8, adjoin and front together 72 feet on the present easterly side of Donelson Pike and runs back North 89 deg. 15' East 7.0 feet on the Northerly line and 9.26 feet on the Southerly line to the new relocated Easterly margin of Donelson Pike, the same being parallel to and 40 feet from the new relocated centerline of Donelson Pike, measuring 72.04 feet on a curve on the new relocated Easterly margin of said Pike and containing 585 square feet, more or less.

Being the same property conveyed to Realty Gift Fund, a New Mexico not-for-profit Corporation by Warranty Deed from Mishra Investments, LLC, a Tennessee Limited Liability Company of record in Instrument Number 20230707-0052149, Register's Office for Davidson County, Tennessee dated June 30, 2023 and recorded July 7, 2023.

Being the same property conveyed to Music City Gyros, LLC, a Tennessee Limited Liability Company by Warranty Deed from Realty Gift Fund, a New Mexico Not-For-Profit Corporation of record in Instrument Number 20230707-0052156, Register's Office for Davidson County, Tennessee dated June 30, 2023 and recorded July 7, 2023.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **205 Donelson Pike, Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 10th day of July, 2023.

Music City Gyros, LLC

BY: Beshoi Botros

Beshoi Botros
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BESHOI BOTROS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of MUSIC CITY GYROS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~30th~~ 10th of ~~June~~ July, 2023.

Brittany Stewart

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

I, Stephanie Woodall, 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 07/10/2023 (date of document).

Stephanie Woodall

Affiant Signature

Date 07/10/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of July, 2023.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

