RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 1033449 DEEDQC
08/02/2023 10 36 14 AM 2 pgs
Fees $12 00 Taxes $0 00

20230802-0059573

This Instrument Prepared By.
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER.	SEND TAX BILLS TO:	MAP & PARCEL:
OBA Enterprises, LLC 4117 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	New Owner	102-12-0-005

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, **BFH Enterprises, LLC, a Tennessee Limited Liability Company** does hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **OBA Enterprises, LLC,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Horton Heights, Section X of record in Plat Book 2133, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric K. Hutton, and spouse, Allison H. Hutton by Warranty deed from Laura K. Adams, and husband, Glenn M. Adams of record in Book 11688, page 817, Register's Office for Davidson County, Tennessee, dated September 30, 1999 and recorded on October 04, 1999.

Being the same property conveyed to BFH Enterprises, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No. 20230801-0059088, Register's Office for Davidson County, Tennessee.

Being also known as 6612 Fleetwood Drive, Nashville, TN 37209.

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

Witness my hand this 31st day of July. 2023

BFH ENTERPRISES, LLC

BY DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSFF

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of BFH Enterprises, LLC, and that he as such Authorized Agent of BFH Enterprises, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of BFH Enterprises, LLC.

Witness my hand and official seal this 31st day of July, 2023

Commission expires 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2023

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public