Karen Johnson Davidson County
Batch# 1041092 DEEDQC
08/22/2023 10:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230822-0065447

This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney at Law
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
1207B BCP, LLC Attn: Jay Mikolinski 1001 South Street Nashville, TN 37203	SAME AS NEW OWNER	See below

QUITCLAIM DEED

The undersigned, **Guardian Investment, GP** a Tennessee partnership does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **1207B BCP, LLC,** a Tennessee limited liability company in and to the following properties located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Units No. 16, 18, 20, and 22, The New Cumberland, Lot C, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., and as established by the Declaration of Covenants, Conditions and Restrictions for The Cumberland, Lot C, of record in Instrument No. 20210818-0111887, Register's Office for Davidson County, Tennessee and Bylaws appended thereto as Exhibit "B", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in said Declaration, reference is hereby made to the plan of The Cumberland, Lot C, for placement of Units, as shown on Exhibit "C" of the record in the Declaration of Covenants, Conditions and Restrictions for The New Cumberland, Lot C, for a more complete identification and description of such Units.

Being part of the same property conveyed to Guardian Investment, GP by Quitclaim Deed from D&M Development, LLC, a North Dakota limited liability company, recorded on September 29, 2022 as Instrument No 20220929-0107798 and corrected as Instrument No. 20230727-0057900 and Instrument No.20230816-0063844, Register's Office for Davidson County, Tennessee.

Map and Parcels:
Unit 16 - 070070W001600CO, Unit 18 - 070070W001800CO,
Unit 20 - 070070W002000CO, Unit 22 - 070070W002200CO,

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

The information on this Quitclaim Deed was taken from the prior Warranty Deed.

IN WITNESS WHEREOF, this Quitclaim Deed has been executed on this the 18th day of August 2023.

By Guardian Investments, G.P.
Generation Next, LLC, Partner

By: _____
James A. Mikolinski, Sole Member

By Room with a View, LLC, Partner

By: _____
James A. Mikolinski, Sole Member

AKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **James A. Mikolinski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Generation Next, LLC (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their name of the Company by himself as Sole Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of August 2023.

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 6, 2025

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **James A. Mikolinski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Room with a veiw, LLC (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their name of the Company by himself as Sole Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of August 2023.

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 6, 2025

Commission Expires: _____

_____
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 18th day of August 2023.

Commission Expires 1.6.2025

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
ROBERT L. SCRUGGS
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 18th day of August, 2023

Robert L. Scruggs, Affiant 08/18/2023 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 18th day of August, 2023.

Notary's Signature

My Commission Expires: 9.4.2025

ODELL JEANNINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires