Karen Johnson Davidson County
Batch# 1051138 DEEDQC
09/18/2023 11:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230918-0073005

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
BJL Hillsboro LLC 1513 16th Avenue South Nashville, Tennessee 37212	New Owner	131-2-11.00

THIS INSTRUMENT PREPARED BY:
Dunham Hildebrand, PLLC
2416 21st Avenue South, Suite 303
Nashville, Tennessee 37212

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 15th day of September, 2023.

JESSICA CONKLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public: Jessica Conklin

My Commission Expires: March 3, 2025

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Brandon J. Liggett, an unmarried man, hereinafter referred to as the Grantor, hereby quitclaims unto BJL Hillsboro, LLC, a Tennessee limited liability company, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being part of Lot No. 7 on Block "B" on the Map of Hillsboro-Hobbs Road Subdivision, as of record in Book 1130, page 80, Register's Office of Davidson County, Tennessee.

Said part of Lot No. 7 fronts 50 feet on the present westerly margin of Hillsboro Circle and runs back between parallel lines 5 feet to point on the new relocated Westerly margin of Hillsboro Circle. Said Lot No. 7 fronts 50 feet on the westerly side of Hillsboro Circle, formerly Hillsboro Drive, as widened, and runs back between parallel lines 149.5 feet to a deadline.

Included within the above description but specifically excluded from this conveyance is a tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Finis M. and wife, Mary T. Sharp, of record in Book 4555, page 689, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Being the same property conveyed to John Romersa by Quitclaim Deed from Laura H. Romersa, dated September 13, 2007, recorded October 9, 2007, of record in Instrument No. 20071009-0120286, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to John C. Romersa and wife, Laura H. Romersa by Warranty Deed from Gwen Thurman Pickard, Milbrey Thurman Coffman, Ralph Thurman, Jr., Wayne Thurman, and Melinda Thurman McInteer, dated May 19, 2000, of record in Instrument No. 200005250052356, said Register's Office.

Together with Easement for Ingress/Egress as described in Cross Easement Agreement of record in Instrument No. 20190129-0008541, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brandon Liggett, by Warranty Deed from John Romersa, dated September 15, 2022 and recorded September 21, 2022 of record in Instrument No. 20220921-0105083, in the Register's Office for Davidson County, TN.

This is improved real property known as 4105 Hillsboro Circle, Nashville, Tennessee 37215.

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Dunham Hildebrand, PLLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

[Signature Page Follows]

IN WITNESS WHEREOF, this instrument has been executed this the 15th day of September, 2023.

GRANTOR:

Brandon J. Liggett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Brandon J. Liggett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of September, 2023.



Notary Public
My Commission expires: March 3, 2025

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 9-15-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9-18-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th **day of** September **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

