PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1051812 DEEDQC
09/19/2023 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230919-0073689

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-17-2027

Affiant: _____

Subscribed and sworn before me, this the 19th day of September, 2023.

Notary Public: _____
My Commission Expires:

ADDRESS OF NEW OWNER:
BC Properties
342 Cool Springs Blvd., Ste. 202
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
092-0-6-0-275.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **DUKE & DUKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **BC PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

Property located in Davidson County, Tennessee, being Lot No. 11 on the Map of the Lapsley's Lots of record in Book 57, Page 3, of the Davidson County Register's Office, to which map reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Duke & Duke, LLC, a Tennessee limited liability company by Special Warranty Deed from Deutsche Bank National Trust Company, FKA Bankers Trust Company of California, NA as Trustee for UCFC Loan Trust 1998-C, dated June 5, 2012, of record in Instrument No. 20120709-0060143, Register's Office for Davidson County, Tennessee.

These are improved properties commonly known as: **2725 Herman Street, Nashville, TN 37208**

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

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

IN WITNESS WHEREOF, this document was executed this 19th day of September, 2023.

DUKE & DUKE, LLC

BY: BRYAN D. SPICER, AS CHIEF MANAGER

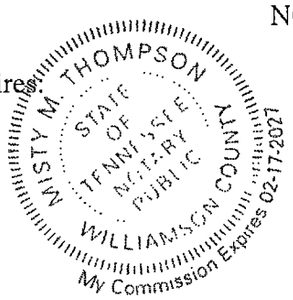
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **BRYAN D. SPICER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the chief manager of Duke & Duke, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such chief manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Duke & Duke, LLC, a Tennessee limited liability company by **BRYAN D. SPICER** as such chief manager.

Witness my hand and official seal at office, this 19th day of September, 2023.

NOTARY PUBLIC

My Commission Expires:



Certificate of Authenticity

I, Holly A Mason, 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 9/19/23.

Affiant Signature

9/19/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 19 day of September, 2023.

Notary's Signature

(Notary Seal)

My Commission Expires: 1-6-25