QUITCLAIM DEED

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

AJ-QCD-23-616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF September 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to)

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1052349 DEEDQC
09/20/2023 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230920-0074087

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
A Team Properties, LLC	**New Owner**	
(NAME)	(NAME)	
1325 E 15th St		**06401006700 and 06401006600**
(ADDRESS)	(ADDRESS)	
Tulsa, OK, 74120		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS UNDER PARCEL ID 06401006700

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

A TEAM PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

A TEAM PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TWO LOTS LYING ADJACENT AND ALL IMPROVEMENTS THEREON, SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED THUS:

PARCEL 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF FINAL HAT OF SPENCER & ATCHLEY COMMERCIAL SUBDIVISION AS SHOWN ON THE PLAN OF RECORD IN BOOK 9700, PAGE 560, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

LESS AND EXCEPT: PORTION OF PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20041130-0142324, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO A TEAM PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, BY WARRANTY DEED, FROM MAD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20220928-0107206, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5, OF THE SPENCER & ATCHLEY COMMERCIAL SUBDIVISION AS SHOWN ON THE PLAN OF RECORD IN BOOK 9700, PAGE 560, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

LESS AND EXCEPT PORTION OF PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20041130-0142324, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO A TEAM PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, BY WARRANTY DEED, FROM MICHAEL A. ATCHLEY, OF RECORD IN INSTRUMENT NO. 20220928-0107201, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the Grantee*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This property is also known as: **616 and 0 Brandywine Village Ct, Old Hickory, TN, 37138.**

Witness our hands this the 20 day of September, 2023.

A-Team Properties, LLC, an Oklahoma Limited Liability Company

Abigail Yazbak
Sole Member

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Abigail Yazbak,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described herein and who acknowledged herself to be the Sole Member of **A-Team Properties, LLC,** an Oklahoma limited liability company, the within named bargainor, and that she as such Sole Member, acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 day of September, 2023.

Notary Public
My Commission Expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

I, Adam H. Jefferson, 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 September 20, 2023 (date of document).

Affiant Signature

Date 9-20-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6-8-27

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM