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Karen Johnson Davidson County
Batch# 1055415 DEEDQC
09/29/2023 08 20 29 AM 1 pg
Fees $12 00 Taxes $0 00

20230929-0076389

THIS INSTRUMENT PREPARED BY
Esquire Title & Escrow, Inc
30 Burton Hills Boulevard, Suite 200
Nashville, TN 37215

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF SEPTEMBER, 2023

NOTARY PUBLIC Theresa L Smith

MY COMMISSION EXPIRES September 07, 2026

THERESA L SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner	Send Tax Bills To	Map-Parcel Numbers
Z1 LLC, a Tennessee Limited Liability Company	**SAME**	071 11 0 545 00
P O Box 159342		
Nashville, TN 37215		

FOR AND CONSIDERATION of One and No/100 ($1 00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **B&F Projects, LLC, a Tennessee Limited Liability,** by these presents does hereby transfer and quitclaim and convey unto **Z1 LLC, a Tennessee Limited Liability Company,** their successors and assigns, all of their rights, title, and interest in and to the following described tract of land

Being **Lot No. 54** on the Plan of Highland Land Co's Subdivision of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee

Said Lot No 54 fronts 25 feet 1/4 inch on the Westerly margin of Lischey Avenue and extends back 200 feet more or less on the Northerly line and 200 feet more or less on the Southerly line to a 15 foot alley in the rear, measuring 25 feet thereon

Being the same property conveyed to Z1 LLC, a Tennessee Limited Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company by deed from Theresa L Smith, Trustee of record in Instrument No 20220603-0064191, Register's Office for Davidson County, Tennessee as corrected in Instrument No 20230919-0073249, Register's Office for Davidson County, Tennessee

Being part of the same property conveyed to Z1 LLC, a Tennessee Limited Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company by deed from Megan E Gianneschi, an unmarried woman and Florin Constantin, an unmarried man of record in Instrument No 20220603-0064188, Register's Office for Davidson County, Tennessee

Property address 1408 B Lischey Avenue, Nashville, TN 37207

This is improved property known as 1408 B Lischey Avenue, Nashville, TN 37207

Witness my hand this 26th day of September, 2023

B&F Projects, LLC, a Tennessee Limited Liability Company

By I Dyke Tatum, Authorized Agent

On this 26th day of September, 2023, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me I Dyke Tatum, the Authorized Agent of B&F Projects, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed

WITNESS my hand and notary seal this 26th day of September, 2023

Notary Public Theresa L Smith

My Commission Expires 9/7/2026

THERESA L SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.