Prepared By:
Pillar Title and Escrow, LLC
1114 17th Avenue South, Suite 202
Nashville, Tennessee 37212

Address New Owner(s)
Sydney Salati
1510 Villa Place
Nashville, Tennessee 37212

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
105-05-0-059.00

State of Tennessee
County of Rutherford

The actual consideration for this transaction is $1.00.

AFFIANT

Subscribed and sworn to me this 16 day of Oct, 2023.

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged **BBB DEVELOPMENT, LLC,** ("Grantor(s)") does hereby quitclaim and convey unto **SYDNEY SALATI,** ("Grantee(s)"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Subdivision of Lot No. 49 in O.B. Hayes Rokeby Plan, of record in Book 421, page 22, Register's Office of Davidson County, Tennessee.

Said Lot No. 6 fronts 55 feet on the East side of Villa Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to BBB Development, LLC by Warranty deed from Rhonda Dixon of record in Instrument No. 20220707-0078512 Register's Office for Davidson County, Tennessee, dated May 11, 2022 and recorded on July 7, 2022.

This is improved property known as **1510 VILLA PLACE, NASHVILLE, TENNESSEE 37212.**
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16th day of October, 2023.

BBB DEVELOPMENT, ~~LLC~~

BY: _____
BRIAN PERKINS; MEMBER; PERKINS MANAGEMENT

BY: _____
LAUREN PERKINS; MEMBER; PERKINS MANAGEMENT

BY: _____
SYDNEY SALATI, MEMBER

Karen Johnson Davidson County
Batch# 1061624 DEEDQC
10/18/2023 08:47:49 AM 1 pg
Fees: $12.00 Taxes: $0.00

20231018-0081583

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Brian Perkins, Lauren Perkins and Sydney Salati with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the members of BBB Development, LLC, the within named bargainor, a limited liability company, and that such members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Brian Perkins, Lauren Perkins and Sydney Salati.

Witness my hand, at office, this 16th day of October, 2023.

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY