6

Karen Johnson Davidson County
Batch# 1069182 DEEDQC
11/07/2023 08:37:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231107-0086913

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 25TH DAY OF OCTOBER, 2023.

NOTARY PUBLIC: Theresa L. Smith

MY COMMISSION EXPIRES: 9/7/2026

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

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To::	Map-Parcel Numbers:
City Limits Construction, LLC	**SAME**	07111026900
4910 Atwood Drive		
Nashville, TN 37220		

FOR AND CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Z1, LLC, a Tennessee Limited Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company,** by these presents does hereby transfer and quitclaim and convey unto **City Limits Construction, LLC,** their successors and assigns, all of their rights, title, and interest in and to the following described tract of land:

Being Lot No. 53 on the Plan of Highland Land Co's Subdivision of record in Plat Nook 421, Page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 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 feet 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 dated May 1, 2022 from Megan E. Gianneschi Constantin and Florin Constantine, wife and husband of record in Instrument No. 20220603-0064188, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed dated May 31, 2022 from Theresa L. Smith, **Trustee to Z1, LLC, a Tennessee Limited Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220603-0064193, Register's Office for Davidson County, Tennessee as corrected by Corrective Quitclaim Deed dated 11/2/23 and recorded in Instrument No. 20231102-0085824, Register's Office for Davidson County, Tennessee.**

This is improved property known as: 1408 - A Lischey Avenue, Nashville, TN 37207

Witness my hand this 25th day of October, 2023.

Z1, LLC, a Tennessee Limited Liability Company

By: Authorized Agent
T. Dyke Tatum, Authorized Agent

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

By: Authorized Agent
T. Dyke Tatum, Authorized Agent

STATE TENNESSEE
County of DAVIDSON

On this 25th day of October, 2023, before me, Theresa L. Smith, 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 Z1, 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(s) described in and executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 25th day of October, 2023.

Theresa L. Smith

Notary Public Theresa L. Smith
My Commission Expires: 9/7/2026



STATE OF TENNESSEE
County of DAVIDSON

On this 25th day of October, 2023, before me, Theresa L. Smith, 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(s) described in and executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 25th day of October, 2023.

Theresa L. Smith

Notary Public Theresa L. Smith
My Commission Expires: 9/7/2026

