Karen Johnson Davidson County
Batch # 1087949 DEEDQC
01/03/2024 12:48:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240103-0000657

This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney at Law
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
1207B BCP, LLC C/O Jay Mikolinski 1001 South Street Nashville, TN 37203	Same as New Owner	See below

QUITCLAIM DEED

The undersigned, **Guardian Investment, GP,** a Tennessee general partnership, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **1207 B BCP, LLC, a Tennessee limited liability company,** in and to the following properties located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Units No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 19, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 33, The New Cumberland, Lot C, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., and as established by the Declaration of Covenants, Conditions and Restrictions for The Cumberland, Lot C, of record in Instrument No. 20210818-0111887, Register's Office for Davidson County, Tennessee and Bylaws appended thereto as Exhibit "B", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in said Declaration, reference is hereby made to the plan of The Cumberland, Lot C, for placement of Units, as shown on Exhibit "C" of the record in the Declaration of Covenants, Conditions and Restrictions for The New Cumberland, Lot C, for a more complete identification and description of such Units.

Being a portion of the same property conveyed to Guardian Investment, PG by Quitclaim Deed from D&M Development, LLC, a North Dakota Limited Liability Company of record in Instrument No. 20220929-0107798, dated September 29, 2022 and recorded September 29, 2022, corrected by Scrivener's Affidavit of record in instrument No. 20230727-0057900, recorded July 27, 2023, and corrected by Scrivener's Affidavit of record in Instrument No. 20230816-0063844, recorded August 16, 2023, Register's Office for Davidson County, Tennessee.

Map and Parcels:

Unit 1 - 070070W00100CO	Unit 2 - 070070W00200CO	Unit 3 - 070070W00300CO
Unit 4 – 070070W00400CO	Unit 5 - 070070W00500CO	Unit 6 - 070070W00600CO
Unit 7 - 070070W00700CO	Unit 8 - 070070W00800CO	Unit 9 - 070070W00900CO
Unit 10 - 070070W001000CO	Unit 11 - 070070W001100CO	Unit 12 - 070070W001200CO
Unit 13 - 070070W001300CO	Unit 14 - 070070W001400CO	Unit 15 - 070070W001500CO
Unit 17 - 070070W001700CO	Unit 19 - 070070W001900CO	Unit 21 - 070070W002100CO
Unit 23 - 070070W002300CO	Unit 24 - 070070W002400CO	Unit 25 - 070070W002500CO
Unit 26 - 070070W002600CO	Unit 27 - 070070W002700CO	Unit 28 - 070070W002800CO
Unit 29 - 070070W002900CO	Unit 30 - 070070W003000CO	
Unit 31 - 070070W00310CO	Unit 33 - 070070W003300CO	

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

The information on this Quitclaim Deed was taken from the prior Warranty Deed.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3 day of January 2024.

Guardian Investment, GP

By: Rooftop with a veiw, LLC, General Partner

By: _____
Jay Mikolinski, Sole Member

By: Generation Next, LLC, General Partner

By: _____
Jay Mikolinski, Sole Member

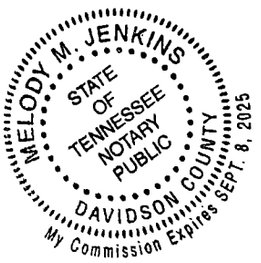
AKNOWLEDGEMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Jay Mikolinski** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of **Rooftop with a veiw, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as the Sole Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd **day of January 2024.**

Notary Public
Commission Expires: 9-8-2025



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Jay Mikolinski** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of **Generation Next, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as the Sole Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd **day of January 2024.**

Notary Public
Commission Expires: 9-8-2025



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 3rd January 2024.

Notary Public
Commission Expires: 9-8-2025

