6

Karen Johnson
Batch # 1122621
04/15/2024 08:20:08 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

20240415-0026336

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 3RD DAY OF APRIL, 2024.

NOTARY PUBLIC: Theresa L. Smith

MY COMMISSION EXPIRES: 9-7-26

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 Liabilty Company and B&F Projects, LLC, a Tennessee Limited Liability Company	**SAME**	10203010700
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, **BFL Holdings LLC, a Tennessee Limited Liability Company,** by these presents does hereby transfer and quitclaim and convey **its one half undivided interest** unto **B&F Projects 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:

Land in Davidson County, Tennessee being Lot No. 1233 on the Plan of Charlotte Park, Section 18, as of record in Book 3600, Page 51 and 52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Z1 LLC, a Tennessee Limited Liabilty Company and B&F Projects LLC, a Tennessee Limited Liability Company by deed from Ronnie Bennett and wife, Martha L. Bennett of record in Instrument No. 20220504-0051732, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BFL Holdings, LLC, a Tennessee Limited Liability Company its one half undivided interest by deed from B&F Projects, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221104-0118943, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6539 Marauder Drive, Nashville, TN 37209

Witness my hand this 3RD day of April, 2024.

BFL Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Frank Santora, Sole Member

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Frank Santora**, 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 **BFL Holdings, LLC**, **a Tennessee Limited Liability Company** the within named bargainor and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself as **Sole Member.**

WITNESS my hand this 30 day of April, 2024.

Notary Public

My Commission Expires: July 9, 2027

SHEILA L. MAHONEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON