6

Karen Johnson
Batch # 1122624
04/15/2024 08:21:10 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240415-0026339

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: _____

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 Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company	**SAME**	05100015100
P.O. Box 159342		
Nashville, TN 37215-9342		

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 1/2 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 part of Lot No. 5 on the plan of Craighead Leads, as shown by plat of record in Plat Book 1, Page 20 and in Minute Book 1, pages 108 and 109, Chancery Court at Nashville, described as follows:

Beginning at a point in the southerly margin of Walton Lane 37-1/2 feet east of a stone marking the southwest corner of the United State Cemetery; thence southerly with a line fence, 262 feet, more or less to a point; thence easterly 140 feet, more or less, to a point in the westerly line of the land belonging to the Dorris Heirs; thence with the line of the same, northerly 262 feet 9 inches, more or less, to the southerly margin of Walton Lane; thence with the margin of the same, westerly 144 feet to the point of beginning.

Included in the above description, but expressly excluded therefrom is the property taken in the 9th Circuit Court #82272, Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of a small tract of land in the 11th, formerly 19th Civil District end being a part of Lot No. 5 on the plan of Craighead Land, as of record in Plan Book 1, page 20, and in Minute Book 1, page 108 and 109, of the Chancery Court, in Nashville and described as follows:

Beginning at a point where the property line between J.E. Covington and G. W. Sturn intersects the South margin of Walton Lane; thence South 2 degrees 30 minutes West 35 feet along said property line to a point in the new relocated south margin of Walton Lane; thence North 88 degrees West 143.54 feet along the new relocated south margin of Walton Lane to a point in the property line between G. W. Sturn and D.M. Frasier; thence north 1 degrees 45 minutes East 35 feet along said property life to a point in the present south margin of Walton Lane; thence south 88 degrees East 144 feet along the present south margin or Walton Lane to the point of beginning and containing 5,940 square feet more or less.

Being the same property conveyed to Z1 LLC, a Tennessee Limited Liability Company and BFL Holdings, LLC, a Tennessee Limited Liability Company by deed from Jesse B. Whittington and Kristen M. Whittington, wife of record in Instrument No. 20220223-0020313, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Z1, LLC, a Tennessee Limited Liability Company and B&F Projects LLC, a Tennessee Limited Liability Company by Quitclaim Deed from BFL, Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220505-0051912, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BFL Holdings, LLC, a Tennessee Limited Liability Company a 1/2

undivided interest by deed from B&F Projects,LLC, a Tennesse Limited Liability Company of record in Instrument No. 20221104-0118942, Register's Office for Davidson County, Tennessee.

This is improved property known as: 211 Walton Lane, Madison, TN 37115

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 3RD day of April, 2024.

_____
Notary Public

My Commission Expires: July 7, 2027

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