# QUITCLAIM DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

JM-CH-24-3619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF April, 2024

Notary Public

MY COMMISSION EXPIRES: 03/16/26

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **BA Holdings, LLC, a Tennessee limited liability company** | new owner | |
| (NAME) **26 Inveraray,** | (NAME) | **133-06-0-229-00** |
| (ADDRESS) **Nashville, TN 37215** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENDA S. STANDIFER, SINGLE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: to-wit:

BEGINNING AT AN IRON ROD (OLD) ON THE WESTERLY MARGIN OF NOLENSVILLE PIKE (80 FOOT WIDE PUBLIC RIGHT-OF-WAY), SAID ROD BEING THE NORTHEAST CORNER OF THE WILLIAMSON, PW, LLC LAND (INSTRUMENT # 20220826-0096578 R.O.D.C., TN) AND BEING LOCATED N 22°09'48" W 130.0 FEET FROM THE NORTHERLY MARGIN OF ALLIED DRIVE; THENCE LEAVING SAID WESTERLY MARGIN WITH SAID WILLIAMSON, PW, LLC LAND S 67°50'12" W 250.00 FEET TO AN IRON ROD (NEW) IN THE EASTERLY LINE OF THE CHURCHES OF CHRIST DISASTER RELIEF EFFORT, INC. LAND (BOOK 9304, PAGE 570 R.O.D.C., TN) WHICH IS SHOWN AS LOT 1, FINAL PLAT, CHURCHES OF CHRIST DISASTER RELIEF SP (INSTRUMENT # 20110623-0048243 R.O.D.C., TN); THENCE WITH SAID LOT 1 N 22°09'48" W 100.00 FEET TO AN IRON ROD (OLD) AT THE SOUTHWEST CORNER OF THE HAMDULLA DURANI LAND (INSTRUMENT # 20080411-0036909 R.O.D.C., TN); THENCE WITH SAID DURANI N 67°50'12" E 250.00 FEET TO AN IRON ROD (NEW) ON SAID WESTERLY MARGIN OF NOLENSVILLE PIKE; THENCE WITH SAID WESTERLY MARGIN S 22°09'48" E 100.00 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 25,000.00 SQ. FT. OR 0.57 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED 3-13-2024 PREPARED BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. P.O. BX. 41153, NASHVILLE, TN 37204, CERTIFIED BY JOHN HOOD TN. R.L.S. #1838

Being the same property conveyed to John Ellis and Brenda S. Standifer, joint tenants with right of survivorship by Warranty deed from S&L Amusement Company, Inc. of record in Book 7809, page 907, Register's Office for Davidson County, Tennessee, dated 4/4/1989 and recorded on 4/5/1989.

John Ellis having since died on or about July 22, 2011, leaving Brenda S. Standifer, as sole tenant by the entirety.

Michael Andrew Standifer given Power of Attorney for Brenda S. Standifer of record in Instrument No. 20240403-0023325, Register's Office for Davidson County, Tennessee dated October 7, 2014 and recorded on April 03, 2024.

Being also known as 3619 Nolensville Pike Nashville, Tennessee 372113201.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3619 Nolensville Pike, Nashville, Tennessee 37211-3201**.

Karen Johnson Davidson County
Batch # 1123277 **DEEDQC**
04/16/2024 10:18:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240416-0027026

Witness my/our hand(s) this the 12 day of April, 2024.

Brenda S. Standifer by Michael Andrew Standifer, her Attorney in Fact
Brenda S. Standifer by Michael Andrew Standifer, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ANDREW STANDIFER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRENDA S. STANDIFER, and who acknowledged he/she/they executed the same as the free act and deed of the said BRENDA S. STANDIFER.

Witness my hand and official seal, this the 12th of April, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212