Box 10-B

Karen Johnson Davidson County
Batch # 1139921 DEEDQC
05/28/2024 03:29:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240528-0039533

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BDT, LTD. HOLDINGS	**SAME**	**072-13-0-091.00**
(NAME) **3013 SOUTH WOLF RD. #260**	(NAME)	
(ADDRESS) **WESTCHESTER, IL 60154**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, KERWIN DARNELL JOHNSON,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **BDT, LTD. HOLDINGS, AN ILLINOIS CORPORATION,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No.2, as shown on the map entitled Trevecca Subdivision of Renraw , of record in Plat Book 421, Page 72 and 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KERWIN DARNELL JOHNSON, by deed from JEHAD HASSAN, of record in Instrument No. 20220418-0044331, dated April 14, 2022, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 421, Pages 72 and 73; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the grantor.

Unimproved ( )
This is improved(**X**) property, known as **2521 GALLATIN AVE., NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of May, 2024.

KERWIN DARNELL JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kerwin Darnell Johnson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd of May, 2024.

My commission expires: Nov 6th, 2024

Notary Public

GINA GABRIELLA GROSSO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY