Karen Johnson Davidson County
Batch# 1146746 DEEDQC
06/13/2024 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240613-0044313

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **B & D Development Group, LLC, a Tennessee Limited Liability Company** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Ohmar D. Braden,** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Sadler Place, of record in Book 332, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 76 fronts 50 feet on the easterly side of Sadler Avenue, and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to B & D Development Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Rondal P. Wheat, an unmarried man, of record in Instrument No. 20211209-0163408, Register's Office for Davidson County, Tennessee, dated November 30, 2021, and recorded December 9, 2021.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF we have executed this instrument the 3th day of **June, 2024.**

B & D Development Group, LLC

By: Ohmar Braden, Member

By: Latda Vaughan, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Ohmar Braden and Latda Vaughan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to constitute all Members of B & D Development Group, LLC, the within named bargainer, and that he/she as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Member.

WITNESS my hand and official seal at office this 5th day of **June, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 7, 2024

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 5th day of **June, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 9, 2024

PROPERTY ADDRESS: **2110 Sadler Ave**
Nashville, TN 37210

TAX PARCEL NO.: **106-13-0-153.00**

PROPERTY OWNER: **Ohmar D. Braden**
OWNER'S ADDRESS: 2110 Sadler Ave
Nashville TN 37210

MAIL TAX BILLS TO: New Owner
2110 Sadler Ave
Nashville, TN 37210

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 5 2024.

Affiant Signature

6/6/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of June, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY