Karen Johnson Davidson County
Batch# 1149499 DEEDQC
06/20/2024 02:23:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240620-0046471

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Bequette **615 Main Street, Suite 120** **Nashville, TN 37206**	**Same as Owner**	**061-10-0-259.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that the undersigned, **Brian Bequette**, does hereby quitclaim and by these presents does transfer and convey all of his right, title and interest to **Brian Bequette and Black Chandelier Properties, LLC, as tenants in common**, and their heirs, successors and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat, Re-Subdivision of Lot #2 of the Resubdivision of Lot Nos 14 & 15 of Maplewood Manor, of record as Instrument No. 20230906-0069781, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Brian Bequette, a married man by Warranty Deed from Claire Elizabeth Benton NKA Claire Hooper, a married woman of record in Instrument No. 20200503~ 0032643, dated May 2, 2023 and recorded May 3, 2023, Register's Office for Davidson County, Tennessee.

This property is an investment property not a marital status property.

This is unimproved property known as: **0 Curdwood Boulevard, Nashville, TN 37216.**

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of June, 2024.

Brian Bequette

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 Brian Bequette, 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 seal, at office in Nashville, Tennessee, this 20th day of June, 2024.

Commission Expires: 9/21/2024

NOTARY PUBLIC

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

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 20th day of June, 2024.

Commission Expires: 9/21/2024

NOTARY PUBLIC

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 20th day of June, 2024.

Robert L. Scruggs, Affiant — Date: 6-20-24

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 20th day of June, 2024

Notary's Signature

My Commission Expires 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025