Karen Johnson
Batch # 1156620
07/11/2024 11:56:46 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240711-0052045

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
C&H Properties LLC PO Box 90680 Nashville, TN 37209	New Owner	069160R00100CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Bordeaux First LLC, a Tennessee limited liability company,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **C&H Properties LLC, a Tennessee limited liability company,** the **Grantee** herein, its successors and assigns, all of its right, title, and interest in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit 1811A as shown in the Declaration of Covenants, Conditions and Restrictions for 1811 Elizabeth Road, a Horizontal Property Regime with Private Elements of record in Instrument No. 20240422-0028533, as amended in Instrument No. 20240516-0036325, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to the First Amendment to Declaration of Covenants, Conditions and Restrictions for 1811 Elizabeth Road, to which reference is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to Bordeaux First, LLC, a Tennessee limited liability company, by Warranty Deed from Robert Eugene Harris, an unmarried man, of record in Instrument No. 20220919-0104098 Register's Office for Davidson County, Tennessee, dated September 14, 2022 and recorded on September 19, 2022.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This is improved real property with a mailing address of: 1811A Elizabeth Road, Nashville, TN 37218.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 2 day of July, 2024.

Bordeaux First LLC

By: _____
Alex Craw, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alex Craw,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Manager of Bordeaux First LLC, the within named bargainor, a Tennessee limited liability company, and that they executed the within instrument for the purposes stated therein by signing the name of the limited liability company as Manager.

Witness my hand and official seal this the 2 day of July, 2024.

_____
Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 2 day of July, 2024.

_____
Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

My Commission Expires:_____