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

Karen Johnson
Batch # 1160866
07/23/2024 10:31:36 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240723-0055218

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
C&H Properties LLC	New Owner	**08004012100**
PO Box 90680		
Nashville, TN 37209		

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, **Building Bordeaux, 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 Lot 3 on the Final Plat Re-Subdivision of Lot #2 on the Plan of Northside Addition, of record in Instrument No. 20240604-0041691, Register's Office for Davidson County, Tennessee.
>
> Being a portion of the same property conveyed to Building Bordeaux, LLC, a Tennessee limited liability company, by Warranty Deed from Jennifer Burton, married, and Nichole Hatfield, single, and Charity Sekuterski, single, and Betty Jean Middleton, married, and Jackie Stroud, single, and Hope Church, single, of record in Instrument No. 20230831-0068238, Register's Office for Davidson County, Tennessee.

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 unimproved real property with a mailing address of: 1705 E River Dr., Nashville, TN 37218.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 19TH day of JULY, 2024.

Building Bordeaux, 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 Building Bordeaux, 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 19 day of July, 2024.

Notary Public

My Commission Expires:_____

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

STATE OF TENNESSEE
COUNTY OF Davidson

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

Nancy Enoch
Affiant

Subscribed and sworn to before me this 19 day of July, 2024.

Notary Public

My Commission Expires:_____

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