THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

Karen Johnson Davidson County
Batch # 1163305 DEEDQC
07/29/2024 10:47:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240729-0056946

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 2024.

Notary Public

My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael B. Moran and Rebecca O. Moran 130 Wilson Pike Circle Brentwood, TN 37027	PO Box 293 Brentwood, TN 37024	Map and Parcel No.: 051-08-0-039.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **BBM Properties, LLC, a Tennessee limited liabbility company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Michael B. Moran and Rebecca O. Moran, husband and wife**, their heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Revised Plat of Power & Roth's Madison Park of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to BBM Properties, LLC, a Tennessee limited liabbility company by Warranty Deed from Bryan Williamson, a married man, dated May 31, 2023 and recorded on June 5, 2023 in Instrument No. 20230605-0042367, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **844 Argle Ave, Madison, TN 37115.**

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2024.

BBM Properties, LLC

By: **Michael B. Moran, member**

By: **Rebecca O. Moran, member**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **Michael B. Moran**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member (or other officer authorized to execute the instrument) of **BBM Properties, LLC, a Tennessee limited liabbility company,** the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at Office, this 26th day of July, 2024.

Notary Public

My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **Rebecca O. Moran**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member (or other officer authorized to execute the instrument) of **BBM Properties, LLC, a Tennessee limited liabbility company,** the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand, at Office, this 26th day of July, 2024.

Notary Public

My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028