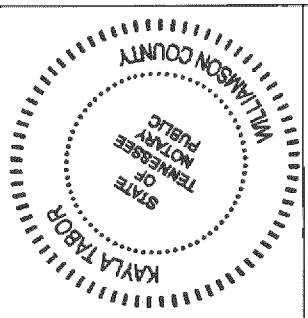
Karen Johnson Davidson County
Batch# 1163628 DEEDQC
07/30/2024 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240730-0057345



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/29/26

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY:
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRECAP Partners, LLC	New Owner	118-14-0-050.00
(NAME) 509 Dekemont Lane	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PC CUSTOM BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRECAP PARTNERS, LLC, A TENNESSEE LIMITIED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN THE FOLLOWING CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 83, Woodmont Boulevard Section of Marengo Park, as shown on plat of record in Plat Book 1130, Page 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to PC Custom Builders, LLC, a Tennessee limitied liability company by Deed dated July 29, 2024 from Michael Kirkpatrick and Erin Kirkpatrick, Husband and Wife, recorded _____, in Instrument Number 202407300057344, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This *Improved* property is commonly known as: 3508 Robin Road, Nashville, TN 37204

Witness my/our hand(s) this 29 day of July, 2024.

PC Custom Builders, LLC

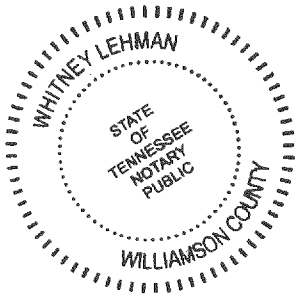
Wesley K. Patterson, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON_

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared **Wesley K. Patterson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member** of **PC Custom Builders, LLC** the within named bargainor, a corporation, and that he as such **Sole Member** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such Officer.

Witness my hand and official seal, this 29 day of July, 2024.

Notary Public
My Commission Exp: 1/29/2028



LT&E File #21301

I, J. Trent Lehman, 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 7/29/24 (date of document).

Affiant Signature

7/29/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 9/21/25
Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY