Karen Johnson Davidson County
Batch# 1170165 DEEDQC
08/15/2024 08:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240815-0062357

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Supercell Ventures LLC 911 Dickerson Pike Nashville, TN 37207	New Owner	02900002800

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BIRCHWOOD CREATIVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** by these presents does hereby quitclaim and convey unto **SUPERCELL VENTURES LLC, A TENNESSEE LIMITED LIABLITY COMPANY,** its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being more particularly desribed, as follows:

Beginning at an iron pin in the Easterly margin of Eatons Creek Road, where it forks with Clarksville Pike, which fork is approximately 817.64 feet north of the intersection of Clarksville Pike and Bear Hollow Road; thence along the Easterly margin of Eatons Creek Road, North 2 deg. 13' 12" East 791.046 feet to an iron pin; thence around a curve having a radius of 86.27' a distance of 135.28 feet to an iron pin thence South 87 deg. 55'44" East 215.886 feet to an iron pin in the Westerly margin of Clarksville Pike; thence along the Westerly margin of Clarksville Pike South 21 deg. 12'00" West 928.344 feet to the point of beginnin, contining 3.0032 acres, more or less.

Being the same property conveyed to Birchwood Creative, LLC by Warranty Deed from Revision Homes, LLC dated September 16, 2022, of record in Instrument No. 20220919-0104212, in the Register's Office for Davidson County, Tennessee.

Being also known as 5970 Kolz Lane, Nashville, TN 37080.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 14 day of August, 2024.

Affiant

My commission expires: 6/18/2028
(Affix Seal)

Notary Public

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14th day of August, 2024.

Birchwood Creative, LLC
A Tennessee limited liability company

Ashley Alexsandra Vaughan
Member

Quinn Michael Kiesow
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Ashley Alexsandra Vaughan** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she is a Member of Birchwood Creative, LLC and that he/she is authorized by Birchwood Creative, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 14th day of August, 2024.

Notary Signature
My commission expires: 6/18/2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Quinn Michael Kiesow** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she executed the forgoing instrument for the purpose therein contained and who further acknowledged that hh/she is a Member of Birchwood Creative, LLC and that he/she is authorized by Birchwood Creative, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 14th day of August, 2024.

Notary Signature
My commission expires: 6/18/2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 14, 2024**.

Affiant Signature

August 14, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14th day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25