THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel.
This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended. 2024-0570

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this 13 day of Sept. 2024.

Notary Public
My commission expires: 6-22-2026

HOPE HEADDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires June 22, 2026

Name and Address of New Owner:
BRDP LLC
1411 Plantation Dr
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1182503 DEEDQC
09/17/2024 01:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240917-0071983

Send Tax Bills To:
Owner

Street Address of Subject Property:
2656 Lakevilla Drive #3 & #22
Nashville, TN, 37217

Parcel ID:
149 03 0K 003.00 & 022.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Richard P Innes and also known as Richard Philip Innes**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **BRDP LLC, a Tennessee limited liability company,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Tract One -

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Final Plat of Townview Lofts Condominiums, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Final Plat of Townview Lofts Condominiums, of record in Instrument No. 20200828-0097970,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 Richard Philip Innes, married man, by warranty deed of J Developments MT, LLC, a Tennessee limited liability company of record in Instrument

#20221104-0119113, Register's Office, Davidson County, TN dated November 2, 2022, recorded November 4, 2022. (Note: Scriveners Affidavit recorded in Instrument #20221108-0119932, said Register's Office.)

Tract Two -

Located in Davidson County, Tennessee, and being Unit No 22 of Townview Lofts, A Horizontal Property Regime With Private Elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated, and as established by that certain DECLARATION OF COVENANTS, CONDITIONS and Restrictions for Townview Lofts, A horizontal property regime with Private elements, of record in Instrument No. 20200828-0097970, in the Register's Office for Davidson County, Tennessee. Reference is further made to the plat of said horizontal property regime set forth in Exhibit "B" of said for the identification and location of the units described herein.

Being the same property conveyed to Richard P. Innes, by warranty deed of J Developments MT LLC of record in Instrument # 20220913-0102130, Register's Office, Davidson County, TN dated Septemebr 9, 2022, recorded September 13, 2022.

WITNESS my hand this 13 day of September, 2024.

Grantor – Richard P Innes aka Richard Philip Innes

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Richard P Innes aka Richard Philip Innes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 13 day of September 2024.

NOTARY PUBLIC

My commission expires: 11/01/26

AMBER J. BYRAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. NOV. 01, 2026

Tennessee Certification of Electronic Document

I, **Chad Love**, 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 **September 13, 2024**.

Affiant Signature

September 13, 2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **13th** day of **September**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: July 26, 2025

NOTARY'S SEAL

STEPHANIE L. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires July 26, 2025