**BOX 10-A**

This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson
Batch # 1186099
09/25/2024 09:37:50 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240925-0074220

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| BB Southern Holdings, LLC<br>4117 Hillsboro Pike, Suite 103-265<br>Nashville, TN 37215 | New Owner | 044150L00200CO |

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **HERWIGS HOLDINGS, LLC** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **BB SOUTHERN HOLDINGS, LLC,** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

**Land in Davidson County, Tennessee, being Unit B of Cottages at Debow & Dodson, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Cottages at Debow & Dodson, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210513-0064530, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Cottages at Debow & Dodson, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210513-0064530, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**Being part of the same property conveyed to Herwigs Holdings LLC, a Tennessee limited liability company, by quitclaim deed from Michael T. Hull, Married, of record in Instrument No. 20210513-0064529, Register's Office for Davidson County, Tennessee.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This improved property known as 1010 Dodson Street, Old Hickory, TN 37138

Witness my hand this 24 day of September, 2024

HERWIGS HOLDINGS, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Dylan Potter, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Authorized Agent of Herwigs Holdings, LLC, the within named bargainor, a limited liability company, and that he as Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and seal this 24 day of September, 2024.

_____
Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 24 day of September, 2024.

_____
Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON