Name and Address of New Owner:
Bay Ventures LLC
213 Fitzpatrick Place
Nashville, TN 37214
Send Tax Bills To:
same

Karen Johnson Davidson County
Batch# 1190578 DEEDQC
10/04/2024 03:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241004-0077391

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: Parent Parcel 095-14-0-071

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Blakey Dean Propst Jr, Warren Lee Willard II and Michael Arthur Flanders,** "the Grantor," convey and quitclaim unto **Bay Ventures LLC,** "the Grantees ," all their interest in the following described real estate in Wilson County, Tennessee:

> Land in Davidson County, Tennessee Being Lot 17 on the Plan of Elm Hill Acres, Section 1 of record in Book 2331, page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate descprtion.
>
> Being the same property conveyed in Instrument No 202310130080373, said Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on 25 day of Sept, 2024.

Blakey Dean Propst Jr. (SEAL)
Blakey Dean Propst Jr

(SEAL)
Warren Lee Willard II

(SEAL)
Michael Arthur Flanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of Sept, 2024, before me personally appeared **Blakey Dean Propst Jr**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of Sept, 2024.

Dara Warren
Notary Signature
My commission expires: 10/04/2027

DARA WARREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of Sept, 2024, before me personally appeared **Warren Lee Willard II**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of Sept, 2024.

Dara Warren
Notary Signature
My commission expires: 10/04/2027

DARA WARREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of Sept, 2024, before me personally appeared **Michael Arthur Flanders**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of Sept, 2024.

Dara Warren
Notary Signature
My commission expires: 10/04/2027

DARA WARREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blakley Dean Pigott Jr.
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25 day of Septembr 2024.

Amy Charles
Notary Signature
My commission expires: July 7, 2025

AMY CHARLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2025

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Sept 25, 2024 (date of document)

Regina Sullo

Affiant Signature

October 4, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 4 day of October 20 24

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

