Karen Johnson Davidson County
Batch# 1191044 DEEDQC
10/08/2024 11:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241008-0078081

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 7th day of October, 2024.

NOTARY PUBLIC
My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Hampton Investment Properties, LLC
2110 Hampton Avenue
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

Map & Parcel:
104-16-0-084.00 (PARCEL I)
117-13-0-068.00 (PARCEL II)

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Breckenridge Investments TN, LLC, a Tennessee limited liability company**, Grantor, does hereby quitclaim and convey all of its undivided right, title and interest, to the hereinafter described property to **Hampton Investment properties, LLC, a Tennessee limited liability company**, Grantee. Said property conveyed herein is described as follows:

SEE ATTACHED EXHIBIT "A"

This is real property commonly known as 1918 Ashwood Avenue, Nashville, Tennessee 37212 and 2814 Kenway Road, Nashville, Tennessee 37215.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the _____ day of October, 2024.

BRECKENDRIDGE INVESTMENTS TN, LLC

Kenneth L Shaw, Jr
_____
By: Kenneth L. Shaw, Jr.
Its: Sole Member

Florida
STATE OF ~~TENNESSEE~~ XXXXXXXXXX XG
COUNTY OF WILLIAMSON XXXXXXXXXXX XG
Seminole County

Personally appeared before me, **by audio-visual communication,** the undersigned, an online Notary Public of said County and State, the aforesaid Kenneth L. Shaw, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member (or other officer authorized to execute the instrument) of Breckenridge Investments TN, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such, executed the foregoing instrument for the purposes therein contained.
Type of Identification produced: New Jersey Driver License

Witness my hand and seal, at office, this 7th day of October, 2024.

_____
Notary Public
Xiomara J Giannelli

My Commission Expires: 07/21/2028

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH 532476
Expires on July 21, 2028

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"

PARCEL I

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the East part of Lot No. 127 on the Map of the Revised Plan of George W. Blair's Belmont Heights, of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 127 fronts 50.2 feet on the North side of Ashwood Avenue and runs back between lines 175 feet, more or less, to an alley on which it measures 52.4 feet.

Being the same property conveyed to Breckenridge Investments TN LLC, A Tennessee Limited Liability Company by Warranty Deed from Mitchell Lynn Roberts and Pamela R. Roberts, Husband and Wife dated April 07, 2021 and recorded on April 09, 2021 in Instrument No. 20210409-0047720, in the Register's Office of Davidson County, Tennessee.

PARCEL II

Land in Davidson County, Tennessee, being all of Lot No. 82 on the Plan of Resubdivision of Lots Nos. 81 and 82, Woodmont Estates, of record in Plat Book 8250, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Breckenridge Investments TN, LLC, a Tennessee limited liability company, from Deborah Miller, by Warranty Deed, of record in Instrument No. 20210601-0073284, Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 7, 2024.

J. Carlton Drumwright

10/7/24
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 10/7/24.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY