Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1201079
11/04/2024 11:30:38 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241104-0085456

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMS

The actual consideration for this transfer is: $-0-.

M. Allen Brannan
Affiant

Subscribed and sworn to before me, this 1st day of November, 2024.

Tara Jones
Notary Public

My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
BCMGResidential, LLC 3866 Hutson Ave Nashville, TN 37216	new owner	091-15-0-375.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Emily Elizabeth Kent nka Emily Mason, a fifty percent (50%) undivided interest and Brandon Mason, a fifty percent (50%) undivided interest as tenants in common with right of survivorship,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **BCMGResidential, LLC, a Tennessee limited liability company,** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Grady Roberts Property, of record in Plat Book 4715, Page 43, 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 Emily Elizabeth Kent, an unmarried woman by Warranty Deed from Travis S. Curry and Katharine Curry, husband and wife of record in Instrument No. 20190705-0065641 Register's Office for Davidson County, Tennessee, dated July 01, 2019 and recorded on July 05, 2019.

Being the same property conveyed to Brandon Mason, said fifty percent (50%) undivided interest as tenant in common with right of survivorship by Quitclaim Deed from Emily Elizabeth Kent, of record in Instrument No. 20200526-0054189, Register's Office for Davidson County, Tennessee, dated May 14, 2020 and recorded on May 26, 2020.

Emily Elizabeth Kent having since married and is now known as Emily Mason.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

This is improved property located at 317 54th Avenue North, Nashville, TN, 37209

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of ~~October~~ November 2024.

Emily Mason

Brandon Mason

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Emily Mason and Brandon Mason, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of ~~October~~ November 2024.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026