Karen Johnson Davidson County
Batch# 1202296 DEEDQC
11/06/2024 10:57:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241106-0086233

This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney at Law
2021 Richard Jones Rd., Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
1207B BCP, LLC Attn: Jay Mikolinski 1001 South Street Nashville, TN 37203	SAME	071-14-2K-004-00

QUITCLAIM DEED

I, **1207B BCP, LLC, a Tennessee limited liability company,** does hereby quitclaim and by these presents does transfer and convey unto **D&M Development, LLC, a North Dakota limited liability company**, all of its right, title and interest in and to the following tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 1207 Brick Church Pike, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 1207 Brick Church Pike, a Horizontal Property Regime with Private Elements (a Planned Unit Development), pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., as amended, of record in instrument No. 20210122-0009466, amended and restated in Instrument No. 20230721-0056183 and corrected by Scrivener's Affidavit of record in Instrument No. 20230727-0057906, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, and By-laws appended thereto as Exhibit "C," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration.

Being the same property conveyed to 1207B BCP, LLC, a Tennessee limited liability company by Quitclaim Deed from D&M Development, LLC, a North Dakota Limited Liability Company, filed for record on April 24, 2023 as Instrument No. 20230424-0030158, Register's Office for Davidson County, Tennessee.

Property known as: 1207B Brick Church Pike, Nashville, TN 37207

This instrument and the interest hereby released and quitclaimed are subject to such as taxes, limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of October 2024.

1207B BCP, LLC

By: _____
James A. Mikolinski, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **James A. Mikolinski,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of 1207B BCP, LLC, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Member.

Witness my hand, this the 30th day of October 2024.

Notary Public
Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this the 30th day of October 2024.

Commission Expires: _____

Notary Public

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 30th day of October, 2024.

Robert L. Scruggs, Affiant 11/1/24
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 1st day of November, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025