QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1212891 DEEDQC
12/05/2024 02:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241205-0094598

RILEY HERRICK
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/08/2028
DAVIDSON COUNTY

File No.: RES-24-214-CL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Build Nashville Holdings, LLC	NEW OWNER	103 03 0 036.00
(NAME)	(NAME)	
601 44th Ave. No. Nashville, TN 37209	(SAME)	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all right, title, and interest unto, **BUILD NASHVILLE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being the Southerly one-half of Lot No. 8 in the subdivision of LOTS NOS. 21 & 22 IN REALTY SAVINGS BANK & TRUST CO'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADD., a plan of which is of record in Plat Book 421, Page 87, in the Register's Office for Davidson County, Tennessee and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated December 21, 1968, as described in Book 5240, Page 267, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Build Nashville, LLC, a Tennessee Limited Liability Company, from The Bobby Baker, Sr. Revocable Living Trust Dated August 22, 2023 and individually, Carla Regan and John Alvin Rhea, by Warranty Deed dated August 23, 2024, recorded September 3, 2024, in Instrument No. 20240903-0067678, in the Register's Office of Davidson County, Tennessee.

This is **improved** property, known as 214 54th Avenue North, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Witness my/our hand(s) this 5th day of December, 2024.

Build Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Riley Herrick of the state and county mentioned, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Build Nashville Holdings, LLC, the within named bargainor, a Limited Liability Company, and that he as such 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, at office in Nashville, this 5th day of December, 2024.

_____
Notary Signature
Printed Name: Riley Herrick
My commission expires: 05/08/2028

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Adam LaFever, 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 December 5, 2024.

Affiant Signature

12/5/24
Date

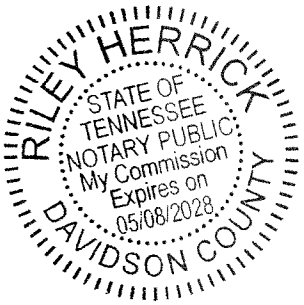
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 5th day of December, 2024.

Notary's Signature

My Commission Expires: 05/08/2028

Notary's Seal



RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-24-214-CL