Karen Johnson Davidson County
Batch # 1217667 DEEDQC
12/18/2024 11:22:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241218-0098180

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Z1, LLC and 51st Avenue, LLC PO Box 159342 Nashville, TN 37215	New Owner	05100021100 05100021200

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid **B&F PROJECTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **51ST AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND Z1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lots 1 and 2 on the Resubdivision of Part of Lot 5, Craighead Lands, of record in Instrument No. 20230814-0062958, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to BFL Holdings, LLC, a Tennessee Limited Liability Company as to ½ undivided interest, by Quitclaim Deed from B&F Projects, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221104-0118942, in the Register's Office of Davidson County, Tennessee, dated November 01, 2022 and recorded on November 04, 2022.

Being the same property conveyed to Z1 LLC, a Tennessee Limited Liability Company and B&F Projects LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from BFL Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220505-0051912, in the Register's Office of Davidson County, Tennessee, dated May 02, 2022 and recorded on May 05, 2022.

Being the same property conveyed to Z1 LLC, a Tennessee Limited Liability Company and BFL Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jesse B. Whittington and Kristen M. Whittington Wife, of record in Instrument No. 20220223-0020313, in the Register's Office of Davidson County, Tennessee, dated February 18, 2022 and recorded on February 23, 2022.

Being the same property conveyed to Jesse B. Whittington and Kristen M. Whittington, husband and wife, by Warranty Deed from Javiar Balderas, married, of record in Instrument No. 20090504-0040489, in the Register's Office of Davidson County, Tennessee, dated April 29, 2009 and recorded on May 04, 2009.

Being also known as 209 & 211 Walton Lane, Madison, TN 37115

Witness my hand this 4 day of December, 2024

B&F PROJECTS, LLC

BY: FRANK SANTORA, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Frank Santora, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Member of B&F Projects, LLC, and that he as such Member of B&F Projects, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of B&F Projects, LLC.

Witness my hand this 6 day of December, 2024.

Commission expires:

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 6th day of December, 2024.

Notary Public
Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025