Karen Johnson Davidson County
Batch# 1221937 DEEDQC
12/31/2024 10:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241231-0101441

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Black Dog Real Estate Holding LLC 6109 Charlotte Pike Nashville, Tennessee 37209	Black Dog Real Estate Holding LLC 6109 Charlotte Pike Nashville, Tennessee 37209	091 13 0 319.00

This instrument prepared by: Holland & Knight LLP, J. Steven Kirkham, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

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 December, 2024.

BENITA HUDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 02, 2026

NOTARY PUBLIC

My Commission Expires: NOV 2, 2026

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **TERESA GALE BROCKMAN, DVM**, an individual, hereinafter collectively called "**GRANTOR**", by these presents do hereby quitclaim and convey unto **BLACK DOG REAL ESTATE HOLDING LLC**, a Michigan limited liability company, hereinafter called "**GRANTEE**", successors and assigns, all of its right, title and interest, in and to the following described land in Davidson County, Tennessee:

Land described in Exhibit A attached hereto.

This is improved property in Davidson County, Tennessee located at 6109 Charlotte Pike, Nashville, Tennessee 37209

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 30th day of December, 2024.

Teresa Gale Brockman DVM

Teresa Gale Brockman, DVM

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Gale Brockman, DVM, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of December, 2024.

Benita Hudson

NOTARY PUBLIC

BENITA HUDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 02, 2026

My Commission Expires: Nov. 2, 2026

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee and being Lot 1A on the plan of Dr. Teresa Brockman Property Subdivision of record as Instrument No. 200104100035252, R.O.D.C., TN more particularly described as Subdivision No. 20005-105U-07 to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Teresa G. Brockman, Trustee, Teresa G. Brockman Revocable Living Trust Agreement dated May 28, 2008 as amended, by Deed from Teresa G. Brockman d/b/a Richland Animal Clinic, of record in Instrument No. 202009080101687, as corrected by Scriveners Affidavit to Correct in Instrument No. 202011160134632, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 12/30/2024

Bainbridge Dillion
Affiant Signature

Date: 12/30/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of December, 2024.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 12/30/2024

Notary's Seal

