This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1228849 DEEDQC
01/22/2025 02:12:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250122-0005074

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCELS:
Broadway Building Group, LLC 819 Industrial Road Centerville, TN 37033	New Owner	117073H00100CO 117073H00200CO 11613005100 11503009700

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **BRG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **BROADWAY BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

SEE ATTACHED EXHIBIT "A"

Said properties are conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of the title. Therefore, the preparer does not accept liability for this instrument.

These properties are known as:
620 Georgetown Drive, Nashville, TN 37205
116 Laird Road, Nashville, TN 37205
3419 A Benham Avenue, Nashville, TN 37215
3419 B Benham Avenue, Nashville, TN 37215

Witness my hand this 21st day of January, 2025

BRG, LLC, A TENNESSEE ~~LIMITED LIABILITY COMPANY~~

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Dylan Potter with whom I am personally acquainted and who, upon oath, acknowledged himself to be Authorized Agent of BRG, LLC, the within named bargainor, a limited liability company, and that he as 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 this 21 day of January, 2025.

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

Notary Public

My Commission Expires: 4/23/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 21 day of January, 2025.

Notary Public

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

EXHBIT "A"

Tract 1: 620 Georgetown Drive, Nashville, TN 37205

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Brook Meade, Section 4, as of record in Book 2133, page 93, said Register's Office.

Said Lot No. 135 fronts 121 feet on the northerly side of Georgetown Drive and runs back between lines 338 feet to a line measuring 121.1 feet thereon.

Being the same property conveyed to BRG, LLC, a Tennessee limited liability company, by deed from Bars Holdings, LLC of record in Instrument No. 20240905-0068331, Register's Office for Davidson County, Tennessee.

Tract 2: 116 Laird Road, Nashville, TN 37205

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Harding Park, of record in Book 2331, Page 120, Register's Office for said County.

Said Lot No. 17 fronts 110 feet on the North side of Laird Road and runs back between lines, 191.8 feet on the East line and 191.3 feet on the West line to a dead line on which it measures 110 feet.

Being the same property conveyed to BRG, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20240515-0035823, Register's Office for Davidson County, Tennessee.

Tract 3: 3419 A Benham Avenue, Nashville, TN 37215

Land in Davidson County, Tennessee, Being Unit A, as shown in the Declaration of Covenants, Conditions, and Restrictions For Homes at 3419 Benham Avenue, of record in Instrument No. 20230706-0051589, Register's Office, Davidson County, Tennessee, to which Declaration reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to BRG, LLC, a limited liability company, by deed from BFH Enterprises, LLC of record in Instrument No. 20230505-0033452, Register's Office for Davidson County, Tennessee.

Tract 4: 3419 B Benham Avenue, Nashville, TN 37215

Land in Davidson County, Tennessee, Being Unit B, as shown in the Declaration of Covenants, Conditions, and Restrictions For Homes at 3419 Benham Avenue, of record in Instrument No. 20230706-0051589, Register's Office, Davidson County, Tennessee, to which Declaration reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to BRG, LLC, a limited liability company, by deed from BFH Enterprises, LLC of record in Instrument No. 20230505-0033452, Register's Office for Davidson County, Tennessee.