Name and Address of New Owner:
Blakey Propst
213 Fitzpatrick Place Nashville, TN 37214

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Blakey Propst
213 Fitzpatrick Place Nashville, TN 37214

Map & Parcel No: Parent Parcel 095-14-0-071

Karen Johnson Davidson County
Batch# 1229814 DEEDQC
01/23/2025 01:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250123-0005394

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bay Ventures, Inc,** "the Grantor," convey and quitclaim any interest they have unto **Shefa Islam & Blakey Propst as Tenants in Common** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee Being Lot 17 on the Plan of Elm Hill Acres, Section 1 of record in Book 2331, Page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Scrivener's Affidavit to correct Grantee name on Instrument No 20241004-0077391 from Bay Ventures LLC to **Bay Ventures Inc,** dated December 12, 2024, and recorded December 12, 2024, in Instrument No 20241212-0096728 in Register's Office

Being the same property conveyed to Bay Ventures LLC by QuitClaim Deed from Blakey Dean Propst, Jr, Warren Lee Willard II and Michael Arthur Flanders, dated September 25, 2024, and recorded October 4, 2024, in Instrument No 20241004-0077391

Being the same property conveyed in Instrument No 202310130080373, said Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 26th day of December, 2024.

Blakey Dean Propst Jr (SEAL)
Blakey Dean Propst Jr, President

(SEAL)
Shefa Islam, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of Dec, 2024, before me personally appeared **Blakey Dean Propst Jr and Shefa Islam**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. * As President and Vice President of Bay Ventures, Inc.

Witness my hand, at office, this 26 day of December, 2024.

Notary Signature
My commission expires: 9/24/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24 day of Dec, 2024.

Notary Signature
My commission expires:

202501230005394

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/26/24 (date of document)

Regina Sullo

Affiant Signature

January 23 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 23 day of January 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

