Karen Johnson Davidson County
Batch# 1231426 DEEDQC
01/29/2025 04:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250129-0006989

FROM: BRECAP Partners, LLC, a Tennessee limited liability company

TO: BP Robin Road, LLC, a Tennessee limited liability company

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Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
BP Robin Road, LLC 509 Dekemont Lane Brentwood, TN 37027 Attn: Jeffrey B. Seiters	Same	118-14-0-050.00

THIS INSTRUMENT PREPARED BY: Philip F. Head, Esq., Holland & Knight, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Affiant

Subscribed and sworn to before me, this the 10th day of DECEMBER, 2024.

Notary Public

STEVEN LEE PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

My Comm. Expires: 7-7-2025

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **BRECAP PARTNERS, LLC**, a Tennessee limited liability company, hereinafter called "Grantor," by these presents, does hereby quitclaim and convey all its right, title and interest to **BP ROBIN ROAD, LLC**, a Tennessee limited liability company, hereinafter called "Grantee", its successors and assigns, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

This is improved property commonly known as 3508 Robin Road, Nashville, TN 37204.

[*signature page follows*]

#512404044

GRANTOR:

BRECAP Partners, LLC,
a Tennessee limited liability company

By: _____
Name: Jeffrey B. Siters
Title: Manager

STATE OF TENNESSEE §
§
COUNTY OF Williamson § §

This instrument was acknowledged before me on December 10th, 2024, by Jeffrey B. Siters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manager of BRECAP Partners, LLC, a Tennessee limited liability company, who executed the foregoing instrument for the purpose therein contained, by personally signing on behalf of the foregoing.

_____
Notary Public

My Commission Expires: 7-7-2025

STEVEN LEE PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

STEVEN LEE PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

#512404044

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 83, Woodmont Boulevard Section of Marengo Park, as shown on plat of record in Plat Book 1130, Page 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to BRECAP Partners, LLC, a Tennessee limited liability company by Deed of record in Instrument No. 20240730-0057345, in the Register's Office for Davidson County, Tennessee.

#512404044

Tennessee Certification of Electronic Document

I, Ashley Robles, 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 12/10/24 (date of document).

Ashley Robles
Affiant Signature

12/15/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of December, 2024.

Linda J. Boggess
Notary's Signature

MY COMMISSION EXPIRES: 3-3-2026

NOTARY'S SEAL

