BOX 10-A

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

Karen Johnson Davidson County
Batch # 1233217 DEEDQC
02/04/2025 10 10 08 AM 2 pgs
Fees $12 00 Taxes $0 00
20250204-0008302

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
OBA Enterprises, LLC 2728 E Blackhurst Rd Midland, MI 48642	New Owner	092-13-0-201.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Paul Bucchi, married** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **OBA Enterprises, 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 Lot No. 2, Block 25 on the Plan of Charlotte Park Company's Second Addition to Nashville, of record in Plat Book 57, Pages 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MEB Holdings, LLC, a Tennessee Limited Liability Company and OBA Enterprises, LLC, a Tennessee Limited liability Company by Warranty Deed from Matthew J. Sherman, a single man of record in Instrument No. 202202170018364 Register's Office for Davidson County, Tennessee, dated February 15, 2022 and recorded on February 17, 2022.

Being the same property conveyed to Paul Bucchi, married by Quitclaim Deed from MEB Holdings, LLC, a Tennessee Limited Liability Company and OBA Enterprises, LLC, a Tennessee Limited liability of record in Instrument No. 202204290049810 Register's Office for Davidson County, Tennessee, dated March 10, 2022 and recorded on April 29, 2022.

Being also known as 3903 Elkins Ave, Nashville, TN 37209.

Witness my hand this 31st day of January, 2025

PAUL BUCCHI

STATE OF MICHIGAN
COUNTY OF ~~Bay~~ MB Midland

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Paul Bucchi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2025.

Commission expires 10/7/2030

AMY BRYANT
Notary Public - State of Michigan
County of Bay
My Commission Expires Oct 7, 2030
Acting in the County of Midland

Notary Public

STATE OF ~~TENNESSEE~~ MI
COUNTY OF ~~DAVIDSON~~ Midland
TB

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2025.

Notary Public

Commission expires. 10/7/2030

AMY BRYANT
Notary Public - State of Michigan
County of Bay
My Commission Expires Oct 7, 2030
Acting in the County of Midland