BOX 10-A

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

Karen Johnson
Batch # 1233220
02/04/2025 10 13 34 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250204-0008306

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
OBA Enterprises, LLC 2728 E Blackhurst Rd Midland, MI 48642	New Owner	092-13-0-250.00

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. 80 on the Plan of A Re-Subdivision of Charlotte Park Second Addition Extended-Block 33 of record in Plat Book 2330, Page 135, 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 Charles F. Oman and wife, Christie B. Oman by Warranty Deed from Laura Gilmer of record in Instrument No. 20131002-0103273 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 02, 2013.

Being the same property conveyed to MEB Holding, LLC, a Tennessee limited liability company, and OBA Enterprises, LLC a Tennessee limited liability company by Warranty Deed from Charles F. Oman and wife, Christie B. Oman of record in Instrument No. 20220303-0024402 Register's Office for Davidson County, Tennessee, dated March 02, 2022 and recorded on March 03, 2022.

Being the same property conveyed to Paul Bucchi, married by Quitclaim Deed from MEB Holding, LLC, a Tennessee limited liability company, and OBA Enterprises, LLC a Tennessee limited liability company of record in Instrument No. 20220719-0082635 Register's Office for Davidson County, Tennessee, dated July 16, 2022 and recorded on July 19, 2022.

Being also known as 3804 Dakota Ave, Nashville, TN 37209.

Witness my hand this 31st day of January, 2025

PAUL BUCCHI

STATE OF MICHIGAN
COUNTY OF 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 AB
COUNTY OF ~~DAVIDSON~~ AB Midland

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