QUITCLAIM DEED

STATE OF Tennesee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **- $0.00 - .**

Karen Johnson Davidson County
Batch# 1252183 DEEDQC
03/26/2025 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250326-0022505

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17th DAY OF March, 2025.

Nichole Dowling

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11.26.2028

NICHOLE DOWLING NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 11-26-2028

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2715 - REFI

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
B & D DEVELOPMENT GROUP, LLC 2110 Sadler Avenue Nashville, TN 37210	SAME AS NEW OWNER	106 13 0 153.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **OHMAR D. BRADEN**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **B & D DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 76 on the Plan of Sadler Place, of record in Book 332, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property; said Lot No. 76, fronts 50, feet on the easterly side of Sadler Avenue, and runs back between parallel lines, 165, feet to an alley.

BEING the same property conveyed to B&D Development Group, LLC by Warranty deed from Rondal P. Wheat, an unmarried man, dated November 30, 2021, and recorded on December 9, 2021, of record in Instrument No. 20211209-0163408, Register's Office for Davidson County, Tennessee, .

BEING the same property conveyed to Ohmar D. Braden by Quitclaim Deed from B & D Development Group, LLC, a Tennessee limited liability company, dated June 5th, 2024 and recorded on June 13, 2024, of record in Instrument 20240613-0044313, Register's Office for Davidson County, Tennessee.

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 PROVIDED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION OR WARRANTY AS TO THE STATE OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION HEREIN, THAT NO TITLE INSURANCE IS BEING PROVIDED AND NONE WAS REQUESTED, AND NO LEGAL REPRESENTATION WAS REQUESTED OR OFFERED IN THE PREPARATION OF THE SAME.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This is improved property known as 2110 Sadler Avenue, Nashville, TN 37210.

Witness our/my hand on the 14th day of March, 2025.

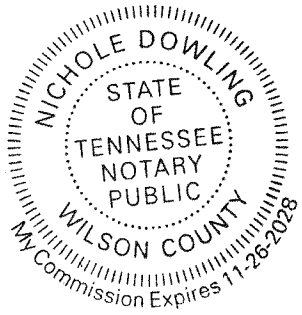
Ohmar D. Braden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named OHMAR D. BRADEN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of March, 2025.

Notary Public
My Commission expires: 11.26.2028



Certificate of Authenticity

I, Kimberly Hollingshead, 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 3.1.2025

Kimberly Hollingshead, Esq.

March 1, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of March, 2025

Notary Signature

My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON