Karen Johnson Davidson County
Batch# 1254711 DEEDQC
04/01/2025 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250401-0024514

QUITCLAIM DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BS-TFB-24-2115A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Young Bucks Development LLC, A Tennessee Limited Liablility Company	**Sam as New Owner**	
(NAME) **650 Wedgewood Ave.,**	(NAME)	**069-12-0C-001.00-CO** **069-12-0C-002.00-CO** **069-12-0D-001.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PRECISION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABLILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **YOUNG BUCKS DEVELOPMENT LLC, A TENNESSEE LIMITED LIABLILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

2115 A & B COURTNEY AVENUE, NASHVILLE, TN 37218

Land in Davidson County, Tennessee, being Unit A & B, of TwentyOne-Fifteen Courtney Avenue, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for TwentyOne-Fifteen Courtney Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220512-0054371, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of TwentyOne-Fifteen Courtney Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220512-0054371, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Precision Development, LLC, a Tennessee limited liability company by Warranty Deed from Ryan C. Biggs, unmarried and Patrick E. Cheek, unmarried of record in Instrument No. 20220426-0047826 Register's Office for Davidson County, Tennessee, dated April 12, 2022 and recorded on April 26, 2022.

2117 A COURTNEY AVENUE, NASHVILLE, TN 37218

Land in Davidson County, Tennessee, being Unit A of Twentyone-Seventeen Courtney Avenue a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Twentyone-Seventeen Courtney Avenue, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20220707-0078373, in the Register' s Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Precision Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Patrick Cheek, unmarried and Ryan Biggs, an unmarried man, as tenants in common of record in Instrument No. 20220426-0047801 Register's Office for Davidson County, Tennessee, dated April 12, 2022 and recorded on April 26, 2022.

Witness my/our hand(s) this the 27th day of March, 2025.

Precision Development, LLC

BY: _____
Roberto Guttierez
Member

BY: _____
Rogers Jackson
Member

BY: _____
Jeffrey Eckinger
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERTO GUTTIEREZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of PRECISION DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27 of March, 2025.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGERS JACKSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of PRECISION DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the _____ of _____, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY ECKINGER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of PRECISION DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27 of March, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 27 day of March, 2025.

Precision Development, LLC

BY: _____
Roberto Guttierez
Member

BY: _____
Rogers Jackson
Member

BY: _____
Jeffrey Eckinger
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERTO GUTTIEREZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of PRECISION DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the _____ of _____, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGERS JACKSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of PRECISION DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27 of March, 2025.

_____
Notary Public
My Commission Expires: 03-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY ECKINGER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of PRECISION DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the _____ of _____, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, John Gleaves, 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 March 27, 2025 (date of document).

Affiant Signature

Date: March 27, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6-8-27

