THIS INSTRUMENT WAS PREPARED BY AND WHEN RECORDED RETURN TO:
Husch Blackwell LLP
501 Commerce Street, Suite 1620
Nashville, Tennessee 37203
Attention: Brandi Maiorino, Esq.

Karen Johnson Davidson County
Batch# 1259919 DEEDQC
04/14/2025 03:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250414-0028284

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Michael T. Hull 346 Juniper Way McMurray, PA 15317	Same as Owner	083-01-0-470.00

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **BAM VENTURES, LLC**, a Tennessee limited liability company ("Grantor"), by these presents hereby sells, assigns, conveys, and quitclaims to **MICHAEL T. HULL**, married, a resident of the State of Pennsylvania ("Grantee"), his successors and assigns, all of Grantor's right, title, and interest in and to certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 1021 Sharpe Avenue Nashville, TN 37206. The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective as of the 21st day of March 2025.

GRANTOR:

BAM VENTURES, LLC,
a Tennessee limited liability company

By: _____
Bradley J. Bars, Sr., its Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned, Notary Public with authority to act in the State and County aforesaid, Bradley J. Bars, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Sole Member of Bam Ventures, LLC, a Tennessee limited liability company, and is authorized and empowered to execute this instrument on behalf of such entity.

WITNESS MY HAND, at office, this 9th day of April, 2025.

_____
Notary Public

My Commission Expires: My Commission Expires 1/4/2027

KAREN WARD CURNUTTE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/4/2027
COUNTY OF DAVIDSON

HB: 4897-6798-4946.1

AFFIDAVIT OF CONSIDERATION OR VALUE

STATE OF Tennessee)
)
COUNTY OF Davidson)

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is **$0.00**.

BMB
Affiant

Subscribed and sworn to before me this 9th day of April 2025.

Karen Ward Curnutte
Notary Public

My Commission Expires: _____

My Commission Expires 1/4/2027

KAREN WARD CURNUTTE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/4/2027
COUNTY OF DAVIDSON

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Jones and Bradford's Subdivision of record in Book 161, Page 142, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to BAM Ventures, LLC by Quitclaim Deed from Michael Hull of record in Instrument No. 20240524-0038787 Register's Office for Davidson County, Tennessee, dated May 24, 2024 and recorded on May 24, 2024.

True Copy Certification

I, Amanda White, 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 April 9, 2025.

Amanda White
Signature
Date: April 9, 2025

State of Tennessee

County of Hamilton

Personally appeared before me, Connie D. Armstrong, a notary public for this county and state, Amanda White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on April 9, 2025.

Connie D. Armstrong
Notary's Signature

My Commission Expires: 1/11/26
Notary Seal (if on paper)

