Name and Address of New Owner:
Opulent Acquisitions and Development LLC, et al.
204 Point East Dr.
Nashville, TN 37216

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1265644 DEEDQC
04/29/2025 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250429-0032904

This Instrument Prepared By:
Leslie G. Hayes
Venture Law, PLLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 082-03-0-023.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Opulent Acquisitions and Development LLC, a Tennessee Limited Liability Company and Brass Tacks Construction LLC, a Tennessee limited liability company,** "the Grantor," convey and quitclaim unto **Opulent Acquisitions and Development LLC, a Tennessee Limited Liability Company and Brass Tacks Construction LLC and Wild West Realty Group LLC, a Tennessee limited liability company,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Joseph Street, about 367.6 feet southerly from the southerly margin of Childress Avenue, being the northwest corner of a lot of land conveyed by S. B. Howlett and wife, to A. B. Armstrong, of record in Book 363, Page 180, R.O.D.C.TN; thence with the north line of said lot of land westerly 150 feet, more or less, to the east line of a lot of land conveyed by A. C. Webb and wife, to J. D. Palmer and wife, by deed of record in Book 317, page 121, R.O.D.C., TN; thence with said line southerly 50 feet; thence parallel with the first line, easterly 150 feet, more or less, to the east line of said lot conveyed by said Howlett and wife, to said Armstrong, supposed to be west margin of Joseph Street; thence northerly 50 feet to the beginning.

Being the same property conveyed to Opulent Acquisitions and Development LLC and Brass Tacks Construction LLC, by Warranty Deed from Juanita Copley, Executrix of the Estate of Dakota Copley, dated November 15, 2024 and filed for record on November 25, 2024 as Instrument #20241125-0092082, Register of Deeds Office for Davidson County, Tennessee.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 25th day of April, 2025.

Opulent Acquisitions and Development LLC

By: Austin Eckert
Its: Member

Brass Tacks Construction LLC

By: Alex Walker
Its: Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Austin Eckert, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer and authorized representative of Opulent Acquisitions and Development LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer and authorized representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as officer and authorized representative.

Witness my hand and seal, at office, this 24th day of April, 2025.

NOTARY PUBLIC

Andrew Suzore State of Tennessee Notary Public Davidson County

My Commission Expires: May 8, 2028

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Alex Walker, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer and authorized representative of Brass Tacks Construction LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer and authorized representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as officer and authorized representative.

Witness my hand and seal, at office, this 25th day of April, 2025.

My Commission Expires: May 8, 2028

NOTARY PUBLIC

Andrew Suzore State of Tennessee Notary Public Davidson County

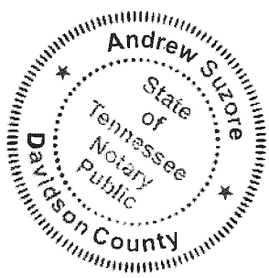
AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of April, 2025.

Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Leslie Hayes, 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 4/25/2025.

Date

Affiant Signature

4/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of April, 2025.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)