BOX 10-A

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

Karen Johnson Davidson County
Batch # 1272896 DEEDQC
05/14/2025 09 09 19 AM 2 pgs
Fees $12 00 Taxes $0 00
20250514-0037832

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
BB Southern Holdings, LLC 4717 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	New Owner	115-07-0-079.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Murphy Road Partners, LLC,** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **BB Southern Holdings, LLC,** to the following tract of land in Davidson County, Tennessee described as follows:

Situated in Davidson County, Tennessee, being Lot No. 326 on the Plan of West Meade Farms, Inc., Section "Z", as of record in Book 2083, page 109, Register's Office for said County, described as follows:

Beginning on the south margin of Davidson Road, at the corner of Lots Nos. 326 and 327; thence with said road South 87 degree 40 minutes East 133.9 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, southeastwardly 40.3 feet to the west margin of Brook Hollow Road; thence with said road, South 276 feet to the corner of Lots Nos. 326 and 324; thence with the line between two lots, West 161.4 feet to the corner of Lots Nos. 326 and 327; thence with the line between said two lots, North 295.8 feet to the beginning.

Being the same property conveyed to Peter John Toth and wife, Patricia Jean Toth by Warranty Deed from William G. Stach, and wife, Leigh Ann Bertram, now being Leigh Ann Stach of record in Instrument No. 20021112-0139649 Register's Office for Davidson County, Tennessee, dated November 08, 2002 and recorded on November 12, 2002. Peter John Toth died on or about October 2, 2024, leaving Patricia Jean Toth the surviving tenant by the entirety.

Being the same property conveyed to Murphy Road Partners, LLC by Warranty Deed from Patricia Jean Toth, unmarried of record in Instrument No. 20250408-0026554 Register's Office for Davidson County, Tennessee, dated March 31, 2025 and recorded on April 08, 2025.

Being also known as 669 Brook Hollow Rd., Nashville, TN 37205.

BOX 10-A

Witness my hand this 30th day of April, 2025

MURPHY ROAD PARTNERS, LLC

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Murphy Road Partners, LLC, and that he as such Authorized Agent of Murphy Road Partners, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Murphy Road Partners, LLC

Witness my hand and official seal this 30th day of April, 2025

Commission expires 3/3/2026

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2025

Commission expires 3/3/2026

M R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

Notary Public