Karen Johnson Davidson County
Batch# 1273585 DEEDQC
05/15/2025 12:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250515-0038344

This Instrument Prepared and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Bequette **615 Main Street, Suite 120** **Nashville, TN 37206**	**Same as Owner**	**See below**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Bayfront, LLC** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Bayfront, LLC a Tennessee limited liability company** their heirs and assigns, in and to the following tract of lands in **Davidson County, Tennessee**, described as follows, to-wit:

The purpose of the Quitclaim Deed is for each address to have it own legal description. See Exhibit A for Boundary & Topographic Survey.

Tract I: 230 Lanier Drive Map/Parcel 04314008100

Situated in the 9th Council District of Nashville, Davidson County, Tennessee and being all of Lot 1 of the Final Plat Bayfront LLC Property Lanier Drive being more particularly bounded and described as follows:

Beginning at an iron rod on the western margin of Lanier Drive and being the common corner of Piper Hall recorded in Instrument No. 20091210 0112732, said Register's Office, thence with said western margin of Lanier Drive, along a curve to the right having a radius of 276.84 feet, a length of 50.00 feet and a chord bearing and distance of South 04 degrees 07 minutes 36 seconds East, 49.93 feet to an iron rod, a corner to Bayfront LLC recorded in Instrument No. 20210112 0005450, said Register's Office;

Thence, with the line of Bayfront LLC, South 79 degrees 25 minutes 21 seconds West, 184.28 feet to an iron rod in the line of Open Space, Final Plat, Lanier Park recorded in Instrument No. 20021022 0129511said Register's Office;

Thence, with the line of Open Space, Final Plat, Lanier Park, North 12 degrees 04 minutes 03 seconds West, 50.00 feet to an iron rod at the corner of Piper Hall;

Thence, with the line of Hall, North 79 degrees 31 minutes 57 seconds East, 191.19 feet to the Point of Beginning, and containing 9,387 square feet or 0.215 acre according to survey by Clint Elliott Survey dated 01-23-2025.

Being part of the same property conveyed to Bayfront, LLC, a Tennessee limited liability company, by Quitclaim Deed from Brian Bequette, filed for record on January 2, 2021 as Instrument No. 20210112-0005450, Register's Office for Davidson County, Tennessee.

Tract II: 236 Lanier Drive Map/Parcel 04314008200

Situated in the 9th Council District of Nashville, Davidson County, Tennessee and being all of Lot 2 of the Final Plat Bayfront LLC Property Lanier Drive being more particularly bounded and described as follows:

Beginning at a mag nail on the western margin of Lanier Drive and being a common corner of Cincuinta, LLC, thence, with the line of Cincuinta, LLC recorded in Instrument No. 20210112 0005449, said Register's Office, North 83 degrees 10 minutes 07 seconds West, 166.56 feet to an iron rod in the line of Open Space, Final Plat, Lanier Park recorded in Instrument No. 20021022 0129511, said Register's Office;

Thence, with the line of Open Space, Final Plat, Lanier Park, North 12 degrees 04 minutes 03 seconds West, 20.71 feet to an iron rod at the corner of Bayfront LLC recorded in Instrument No. 20210112 0005450, said Register's Office;

Thence, with the line of Bayfront LLC, North 79 degrees 25 minutes 21 seconds East, 184.28 feet to an iron rod in the western margin of Lanier Drive;

Thence, with the western margin of Lanier Drive, following a curve to the right having a radius of 276.84 feet, a length of 75.00 feet and a chord bearing and distance of South 08 degrees 48 minutes 31 seconds West, 74.77 feet to the Point of Beginning and containing 8,256 Square Feet or 0.189 acre according to survey performed by Clint Elliott Survey dated 01-23-2025.

Being part of the same property conveyed to Bayfront, LLC, a Tennessee limited liability company, by Quitclaim Deed from Brian Bequette, filed for record on January 2, 2021 as Instrument No. 20210112-0005450, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th **day of May2025.**

Bayfront, LLC

By: _____
Brian Bequette, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Brian Bequette**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Sole Member of Bayfront, LLC**, (the "Company") the within named bargainor, a limited liability company, and that as such Sole Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as the Sole Member

Witness my hand and official seal this the 15th **day of May 2025.**

_____
NOTARY PUBLIC
My Commission Expires: 9.8.2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

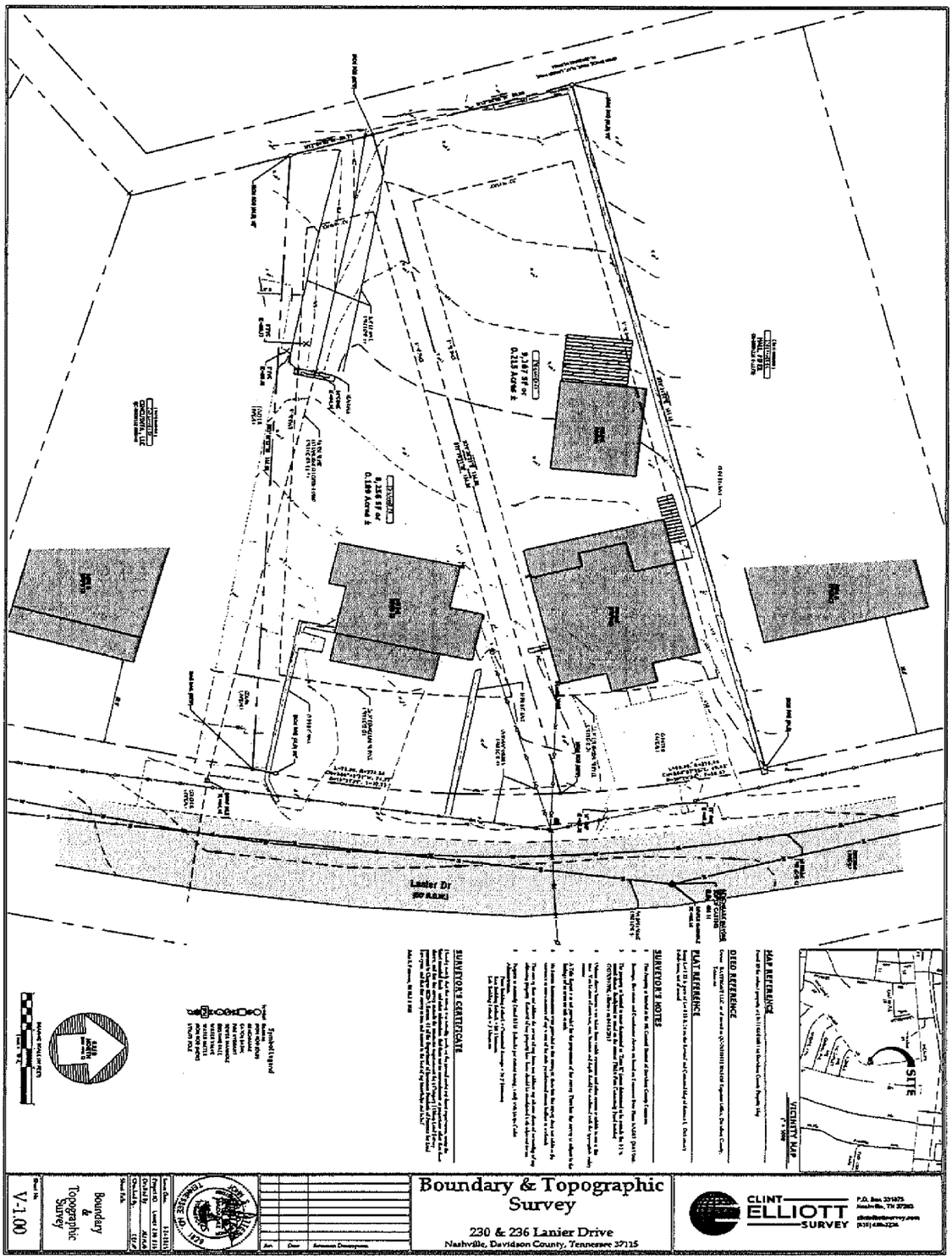
_____
(Affiant)

Subscribed and sworn to before me, this 15th **day of May 2025**

_____
NOTARY PUBLIC
My Commission Expires: 9.8.2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

EXHIBIT "A"


Lanier Dr
SITE
VICINITY MAP
Boundary & Topographic Survey
230 & 236 Lanier Drive
Nashville, Davidson County, Tennessee 37115
CLINT ELLIOTT SURVEY
V-1.00

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 15th day of May 2025.

Robert L. Scruggs, Affiant 5-15-25 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 15th day of May, 2025

Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025