This instrument was prepared by: Attorney Edward T. Kindall, 2512 Scovel St., Nashville, Tennessee 37208

NO TITLE SEARCH WAS PERFORMED AND INFORMATION RELIED UPON FROM PARTIES INVOLVED
This Quitclaim Deed was prepared without the benefit of a title examination and no liability is assumed for any status in title or matter, which would be disclosed by such title examination.

Send Tax Bills

Address of New Owner

BMT All Around Care LLC.
905 Trice Drive
Nashville, Tennessee 37209

Same

Map Parcel No.
091-06-152.0

Quit Claim Deed

FOR THE CONSIDERATION OF One Dollar ($1.00), Cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Erica Cherry** hereafter called the Grantor has bargained and sold, and by these presents do herby convey, transfer and relinquish all of her interest unto **BMT All Around Care LLC.**, hereafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 66 on the Plan of West Park Addition, as of record in Book 2330, Page 39, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property inherited by Erica Cherry by Affidavit of Heirship, the sole heir of the Estate of Francis L. Stafford, as of record in Instrument No. ~~2050414-~~0028038, said Register's Office Davidson County, Tennessee.
20250414

Being the same property conveyed to Francis L. Stafford, unmarried, from James R. Moore and Judy V. Moore by Warranty Deed, as of record in Instrument No. 20011009-0109571, said Register's Office Davidson, County, Tennessee.

This is improved property known as: **905 Trice Drive, Nashville, Tennessee 37209**

Said property is conveyed subject to the following: (1) any, and all applicable Governmental and Zoning ordinances; (2) any and all, utility, sewer, drainage and other easements of record; (3) any and all subdivision/condominium assessments, covenants, by laws restrictions, declarations and easements of record; and (4) any and all building restrictions; (5) any and all taxes and restrictions of record; and (6) any and all indebtedness on the real property as recorded in the Register's Office Davidson County, Tennessee.

Karen Johnson
Batch # 1274234
05/16/2025 03 11 32 PM
Fees $13 00 Taxes $314 50

Davidson County
DEEDQC
2 pgs

20250516-0038887

IN WITNESS WHEREOF, We have signed our names this 15th day of April, 2025.

Erica D. Cherry
Erica Cherry

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration of value whichever is greater this transfer is $ 85,000.00

Subscribed and sworn to before me, this the 15 day of April 2025

William Austin Taylor Brigman
Notary Public

Darrell Goad
Affiant

WILLIAM AUSTIN TAYLOR BRIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/08/2025

Said property is conveyed subject such limitations, restrictions, and encumbrances as may affect the premises. Witness William Austin Taylor Brigman hand this 15 day of April 2025.

STATE
OF TENNESSEE
COUNTY OF Davidson

Personally appeared before, William Austin Taylor Brigman, A Notary Public in and for said County and State, the within named **Erica Cherry** the Bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that we executed the within instrument the purposes therein contained.

WITNESS my hand and official at Goodlettsville, Tennessee, the 15 day of April 2029

William Austin Taylor Brigman
NOTARY PUBLIC

WILLIAM AUSTIN TAYLOR BRIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/08/2029