THIS INSTRUMENT PREPARED BY:

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Karen Johnson Davidson County
Batch# 1276121 DEEDQC
05/21/2025 02:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250521-0040098

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Tax Information:
BLB Properties Limited Liability Company 818 Rugby Place Louisville, KY 40222	BLB Properties Limited Liability Company 818 Rugby Place Louisville, KY 40222	Map and Parcel No.: 081 16 2B 108.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Plantside Properties, LLC**, a Kentucky limited liability company ("**Grantor**") has this day bargained and sold, and does hereby quitclaim to **BLB Properties Limited Liability Company**, a Kentucky limited liability company ("**Grantee**"), its successors and assigns, all of its right, title and interest in and to that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is improved property located at 1123 10th Avenue North, Nashville, TN 37208.

The undersigned does hereby certify that the value of the Property quitclaimed herein is $600,000.00, and that the consideration is $10.00.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument made effective as of the 5th day of May, 2025.

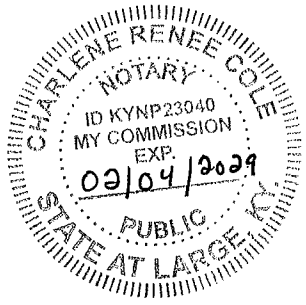
GRANTOR: **PLANTSIDE PROPERTIES, LLC**,
a Kentucky limited liability company

By: Robert F Bender
ROBERT F. BENDER, JR., Manager

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, ROBERT F. BENDER, JR., the Manager of **PLANTSIDE PROPERTIES, LLC**, a Kentucky limited liability company, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for and on behalf of **PLANTSIDE PROPERTIES, LLC**, a Kentucky limited liability company, for the purposes therein contained, this 5th day of May, 2025.

My commission expires: 02/04/2029.

(SEAL) 

Charlene R. Cole
Notary Public, State-at-Large, Kentucky
Printed Name: Charlene R. Cole
Notary Registration No. 23040

EXHIBIT A

Being land in Davidson County, Tennessee, being Unit No. 108, of Ludlow Flats, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and amended in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and by First Amendment to Declaration recorded as Instrument No. 20201208-0142244; Second Amendment to Declaration recorded as Instrument No. 20210412-0048609; Third Amendment to Declaration recorded as Instrument No. 20210427-0056048, and Fourth Amendment to Declaration recorded as Instrument No. 20210607-0075890, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Together with the special rights to use the limited common elements as set out in Article II, as Amended in Instrument Number 20201208-0142244 of the Declaration of Ludlow Flats and certain parking space number 52 and 53.

Being the same property conveyed to Plantside Properties, LLC, a Kentucky limited liability company, by Warranty Deed from Patricia Ann Schwerter and Jeffery Conn, wife and husband, of record in Instrument No. 20220823-0095106, in the Register's Office for Davidson County, Tennessee, dated August 22, 2022, and recorded on August 23, 2022.

This conveyance is made subject to:

1. State, County and City taxes for 2025 and subsequent years, a lien, not yet due and payable, and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of McGavock's Town North Nashville, as recorded in Plat Book 21, Page(s) 23.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190918-0094881, Scrivener's Affidavit recorded in Instrument No. 20191009-0103618 and Instrument No. 20191011-0104471 and amended in Instrument Nos. 20201208-0142244, 20210412-0048609, 20210427-0056048 and 20210607-0075890.
4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20181218-0122894.
5. Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20181227-0125666.
6. Easement for Public Right-of-Way, recorded in Instrument No. 20190107-0001629, Instrument No. 20190107-0001630 and Instrument No. 20190107-0001631.

Certificate of Authenticity

I, Dorothy A. Osborne, do hereby make oath that I am 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 May 5, 2025

Dorothy A. Osborne

Affiant Signature

May 5, 2025

Commonwealth of Kentucky

County of Jefferson

Sworn to and subscribed before me this 5th day of May, 2025.

Angela Rose Myers

Notary's Signature

My Commission Expires: 2-22-29

Date

Notary's Seal (if on paper)

