Karen Johnson Davidson County
Batch# 1297106 DEEDQC
07/14/2025 10:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250714-0055177

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
2121 Abbott Martin Partners, LLC 2002 Richard Jones Road Suite C-200 Nashville, Tennessee 37215	Map/Parcel No. 131 02 0 202.00	Same Address as New Owner
This instrument prepared by: Ann Peldo Cargile, Esq., Bradley Arant Boult Cummings LLP 1221 Broadway, Suite 2400, Nashville, TN 37203		

QUITCLAIM DEED

This Quitclaim Deed is made by the following (collectively, "**Grantors**"): (i) BRADFORD REALTY PARTNERS, a Tennessee general partnership (the "**BRP**"); and (ii) BPI BRADFORD REALTY PARTNERS, a Tennessee general partnership (the "**BPI BRP**").

Recitals

A. BPI BRP acquired 100% of the partnership interests in BRP, which caused the dissolution of BRP and the vesting of all of its assets in BPI BRP, including but not limited to certain real property located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "**Property**").

B. BPI BRP, as Managing Partner of BRP, desires execute this deed to reflect such dissolution and to effect the subsequent transfer of the Property to 2121 ABBOTT MARTIN PARTNERS, LLC, a Tennessee limited liability company (the "**Grantee**") ; and

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, (a) BRP Partnership. by these presents hereby sells, assigns and quitclaims to BPI BRP, Grantor's successors and assigns, all of BRP's right, title, and interest in and to the Property; and (b) BPI BRP, in turn. by these presents hereby sells, assigns and quitclaims to Grantee, Grantee's successors and assigns, all of BPI BRP's right, title, and interest in and to the Property.

This is unimproved property known as 1943 Warfield Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with the improvements thereupon and all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

The Property is conveyed subject to the real estate taxes for the year 2025 and subsequent years, a lien, but not yet due and payable, and all limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 7 day of July, 2025.

BRP:

BRADFORD REALTY PARTNERS, a Tennessee general partnership

By: BPI BRADFORD REALTY PARTNERS, a Tennessee general partnership, Managing Partner

By: BPI 2121 Abbott Martin Partners, LLC, a Tennessee limited liability company, Managing Partner

By: _____
David P. Crabtree, Manager

BPI BRP:

BPI BRADFORD REALTY PARTNERS, a Tennessee general partnership

By: BPI 2121 Abbott Martin Partners, LLC, a Tennessee limited liability company, Managing Partner

By: _____
David P. Crabtree, Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David P. Crabtree, 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 Manager of BPI 2121 Abbott Martin Partners, LLC, a Tennessee limited liability company, as Managing Partner of BPI Bradford Realty Partners, as Managing Partner of Bradford Realty Partners, the within named bargainors, each Tennessee general partnerships, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 7 day of July, 2025.

DULSA J. CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 7-7-2025

STATE OF Tennessee
COUNTY OF Davidson

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

David A. Wilson
Affiant

Subscribed and sworn to before me this 14th day of July, 2025.

Cydney N. Camp
Notary Public
My Commission Expires: 10/4/27

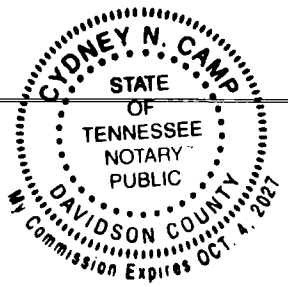


EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Reserve Parcel "A", as shown on the map entitled Resubdivision of Lots 62, 63, 64, & 65 on the Plan Of Colonial Heights, of record in Book 4955, Page 34 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BRADFORD REALTY PARTNERS, by deed of record as Instrument No. 20121221-0118111, said Register's Office.

Certificate of Authenticity

I, Ann Peldo Cargile, 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 July 7, 2025.

Date

Affiant Signature

July 14, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of July, 20 25.

Notary's Signature

My Commission Expires: October 4, 2027

Date

Notary's Seal (if on paper)

