QUITCLAIM DEED

Karen Johnson
Batch # 1297606
07/14/2025 03 38 58 PM
Fees $13 00 Taxes $111 00

Davidson County
DEEDQC
2 pgs

20250714-0055410

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

AJ-QCD-25-1512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $30,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
BSR Enterprise, LLC	**Same as New Owner**	**104-16-381.00**
(NAME) **1512 Elmwood Ave**	(NAME)	
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LARRY SHELTON, SR. AND LARRY SHELTON, JR. ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

BSR ENTERPRISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY ONE-HALF OF LOT NO. 72 IN THE BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED BELMONT HEIGHTS, AS OF RECORD IN BOOK 421, PAGE 34, SAID REGISTER'S OFFICE; TO WHICH REFERENCE IS HEREBY MADE.

SAID EAST HALF OF SAID LOT NO. 72 FRONTS 50 FEET ON THE NORTHERLY SIDE OF ELMWOOD AVENUE AND RUNS BETWEEN PARALLEL LINES, 188 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LARRY SHELTON, SR. AND LARRY SHELTON, JR., BY QUITCLAIM DEED, FROM LARRY SHELTON, JR. AND NORENE SHELTON, OF RECORD IN INSTRUMENT NO. 20240506-0033258, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as **1512 Elmwood Avenue, Nashville, TN 37212.**

Witness our hands this the 8 day of July, 2025.

LARRY SHELTON, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY SHELTON, SR.,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of July, 2025.

Notary Public

My Commission Expires: 11/08/28

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

LARRY SHELTON, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY SHELTON, JR.,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 8 day of July, 2025.

Notary Public

My Commission Expires 1-22-29

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON