Karen Johnson Davidson County
Batch# 1300158 DEEDQC
07/21/2025 01:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250721-0057324

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Michael Hartley 416 Lynnwood Blvd Nashville, TN 37205	NEW OWNERS	Unit 4:071-14-1K-004.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BACANO NASVHILLE, LLC, a Tennessee limited liability company,** by these presents does hereby quitclaim and convey unto **MICHAEL HARTLEY,** his heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Unit Nos. 4 of BWC Drive Town Homes, A Horizontal Property Regime With Private Elements, established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20230322-0020730, Register's Office of Davidson County, Tennessee, said units being depicted in "Exhibit B" thereto to which Declaration reference is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to Bacano Nashville, LLC, a Tennessee limited liability company, from Bacano LLC, by Quitclaim Deed dated June 14, 2022, and recorded June 16, 2022, in Instrument No. 20220616-0068850, Register's Office of Davidson County,Tennessee.

Unit 4 is commonly known as 1307 G Baptist World Center Drive, Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 21st day of July 2025.

Notary Public

My commission expires 9-7-26
(Affix Seal)

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17th day of July 2025.

BACANO NASVHILLE, LLC
By: _____
Name: Michael Hartley
Its: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, personally appeared **Michael Hartley** 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 **Secretary** of **BACANO NASVHILLE, LLC**, the within named bargainor, a limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Partnership for the purposes therein contained.

Witness my hand this 17th day of July 2025.

Sarah Hazlewood
Notary Public
My Commission expires 9-7-26

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 21. 2025.

Affiant Signature

21st day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028