Karen Johnson
Batch # 1301025
07/23/2025 01 20 34 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20250723-0058325

This instrument prepared by:
Sam D. Hodges, III
Grissim & Hodges
323 Union Street
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
BT 11th Avenue Associates, LLC 943 Oak Valley Lane Nashville, TN 37220	SAME	081 07 0W 001.00 081 07 0W 002.00 081 07 0Y 001.00 081 07 0Y 002.00 081 07 0 406.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 11TH AVENUE PARTNERS, LLC, a Tennessee limited liability company, (the "Grantor") has bargained and sold, and by these presents does transfer, quitclaim and convey unto BT 11TH AVENUE ASSOCIATES, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

The property herein conveyed is expressly subject to the restrictions, easements, liens and other matters of record.

This is improved property, known as: 1823 A 11th Avenue North, Nashville, TN 37208
1823 B 11th Avenue North, Nashville, TN 37208
1828 A 11th Avenue North, Nashville, TN 37208
1828 B 11th Avenue North, Nashville, TN 37208
1812 Cephas Street, Nashville, TN 37208.

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

WITNESS my hand this 22 day of July 2025.

11th AVENUE PARTNERS, LLC,
a Tennessee limited liability company

By. _____
N. Brad Thomason, Manager

By: _____
Omar Israel Kirk, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, N. Brad Thomason, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Manager of 11th AVENUE PARTNERS, LLC, a Tennessee Limited Liability Company, and is authorized by the Company to execute this instrument on behalf of the Company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal, at Nashville, Tennessee, this 22 day of July 2025.

_____
NOTARY PUBLIC

My Commission expires. _____

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 22 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Omar Israel Kirk, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Manager of 11th AVENUE PARTNERS, LLC, a Tennessee Limited Liability Company, and is authorized by the Company to execute this instrument on behalf of the Company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal, at Nashville, Tennessee, this 22 day of July 2025.

_____
NOTARY PUBLIC

My Commission expires: _____

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 22, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Sam D. Hodges III

Affiant

Subscribed and sworn before me this 22 day of July 2025.

NOTARY PUBLIC

My Commission expires:

KIMBERLY DALY MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 22 2029

Exhibit A
Legal Description

Tract I (1823 A & B 11th Ave.)
Land situated in Davidson County, Tennessee, being Units A & B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1823 11th Avenue North, a Horizontal property Regime with Private Elements of record at Instrument No 20160815-0084752, in the Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to 11th Avenue Partners, LLC by Warranty Deed from Herman J. Ross, Sr. of record in Instrument No. 20160606-0056610, Register's Office for Davidson County, Tennessee.

Tract II. (1828 A & B 11th Ave)
Land situated in Davidson County, Tennessee, being Units A & B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1828 11th Avenue North, a Horizontal property Regime with Private Elements of record at Instrument No. 20160818-0086367, in the Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to 11th Avenue Partners, LLC by Warranty Deed from Herman J. Ross, Sr. of record in Instrument No. 20160606-0056610, Register's Office for Davidson County, Tennessee

Tract III· (1812 Cephas Street)
Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Cephas Woodard's Subdivision of Lots 5 & 6 of the Woodard Plan as shown on Plat of record in Plat Book 161, Page 174, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Being a portion of the same property conveyed to 11th Avenue Partners, LLC by Warranty Deed from Herman J. Ross, Sr. of record in Instrument No. 20160606-0056610, Register's Office for Davidson County, Tennessee