This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1307339 DEEDQC
08/11/2025 01:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250811-0063680

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Prosperous Enterprise, LLC** ("Grantor"), , hereby remise(s), release(s), convey(s), and quit claim(s) unto **912 Blue Ridge Development, LLC**, a Tennessee limited liability company, (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38 ON THE MAP OF T.I. WARD'S RESUBDIVISION OF LOTS IN WILLIAMS' AND HAYES COMPANY BELLEVIEW PAN, OF RECORD IN BOOK 974, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 20250320-0020560 in said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 13 day of **March, 2025.**

Prosperous Enterprise, LLC

Sole Member
By: Enrique Selman Jr., Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Enrique Selman, Jr., 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 Sole Member of Prosperous Enterprise, LLC., the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS my hand and official seal at office this 13 day of **March, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 13 day of **March, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

PROPERTY ADDRESS: **912 Blue Ridge Dr.**
Nashville, TN 37207

TAX PARCEL NO.: **07116010600**

PROPERTY OWNER: 2727 Alameda St.
OWNER'S ADDRESS: Nashville, TN 37208

MAIL TAX BILLS TO: 912 Blue Ridge Development LLC.
2727 Alameda St.
Nashville, TN 37208

Certificate of Authenticity

I, Holly A. Mason, 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 ~~August~~ March 13, 2025.

Affiant Signature

8/11/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 01 day of August, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026