QUITCLAIM DEED
Davidson County, Tennessee

This Quitclaim Deed is made this 14 day of August, 2025, by and between:

Grantor:
Jake & Morgan Bickelman
334B Granite St., Yarmouth, ME 04096

and

Karen Johnson
Batch # 1315342
08/27/2025 09 42 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250827-0068571

Grantee:
Portland & Belmont Mgmt LLC, a limited liability company organized and existing under the laws of the State of Tennessee, with EIN 99-3430660, whose principal address is 72 Summer St, Yarmouth, ME 04096.

WITNESSETH:

That for and in consideration of the sum of **One Dollar ($1.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, the **Grantor does hereby quitclaim, transfer, and convey** unto the **Grantee**, all of the Grantor's right, title, and interest in and to the following described real estate situated in **Davidson County, State of Tennessee**, to wit:

Property Address:
117B Creighton Avenue, Nashville, TN 37206
Parcel ID # 083030I00100CO):

Legal Description:
Being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 117 Creighton Avenue, A Horizontal Property Regime with Private Elements of record at Instrument No. 20140813-0072868, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. Being the same property conveyed to Jacob A. Bickelman and Morgan Chick, both unmarried, as tenants in common with the right of survivorship by deed from BCG Properties, LLC a Tennessee limited liability company of record in Document Number 20150320-0024395, Register's Office for Davidson County, Tennessee.

Derivation Clause:

Being the same property conveyed to the Grantor by Warranty Deed recorded as Instrument No. [20140813-0072868]in Book [_547_], Page [_163_], Register's Office for Davidson County, Tennessee.

Exhibit A:

Instrument Title Reference #: 20140813-0072868

~~**TO HAVE AND TO HOLD** the same unto the Grantee and the Grantee's successors and assigns forever, so that neither the Grantor nor the Grantor's heirs, legal representatives, or assigns shall have, claim, or demand any right or title to the premises or any part thereof.~~

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal on the day and year first above written.

Grantor

Jake & Morgan Bickelman
334B Granite St., Yarmouth, ME 04096]

8/14/25

08/14/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of August, 2025, before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jake & Morgan Bickelman, of 334B Granite Street, Yarmouth, ME 04096 known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

• THIS DOCUMENT PREPARED BY:
JACOB BICKELMAN

• SEND TAX DOCUMENTS TO:
JACOB BICKELMAN
334B GRANITE STREET
YARMOUTH, M.E. 04096

Notary Public
My Commission Expires: 08/29/2025

Katherine Storey

KATHERINE S STOREY
Notary Public-Maine
My Commission Expires
August 29, 2025

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 1.00

JACOBE MORGAN BUCKELMAN
Affiant

Subscribed and sworn before me, this 14 day of August, 2025

Notary

KATHERINE S STOREY
Notary Public-Maine
My Commission Expires
August 29, 2025