RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson
Batch # 1326744
09/25/2025 09 50 16 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250925-0076491

This Instrument Prepared by and Returned To:
Dylan D. Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Music City Property Ventures LLC 12223 Highland Ave, Ste 106, PMB 521 Rancho Cucamonga, CA 91739	SAME	050-15-0-077.00

BB Legacy RE LLC, a California Limited Liability Company, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Music City Property Ventures LLC, a Tennessee Limited Liability Company,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Section Two Parkwood Estates of record in Plat Book 3300, Page 5, in the Register's Office for Davidson County, Tennessee, as amended by instrument and plat of record in Book 3281, pages 534, 535 and 536, said Register's Office, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to BB Legacy RE LLC, a California Limited Liability Company by Special/Limited Warranty Deed from Music City Holdings, LLC, a Texas limited liability of record in Instrument No. 20250121-0004449 Register's Office for Davidson County, Tennessee, dated January 17, 2025.

This is improved property known as 3234 Moorewood Drive, Nashville, TN 37207.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of Sep. 2025, 2025.

BB Legacy RE LLC, a California Limited Liability Company

BY Farrah Butcher

FARRAH BUTCHER, MEMBER

BY:

TAMERA REYES, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Farrah Butcher and Tamera Reyes, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the Members for BB Legacy RE LLC, a California Limited Liability Company, the within named bargainor, a limited liability company, and that they are the Members of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and official seal this _____ day of _____, 2025.

See Attached Notary Certificate

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2025.

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Notary Public

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California }

County of San Bernardino }

On SEP 17 2025 before me, Ma. Eloisa Gonzalez, NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared Farrah Butcher and Tamara Reyes,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/her/~~their~~ authorized capacity(~~ies~~), and that by his/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Ma Eloisa Gonzalez
Notary Public Signature (Notary Public Seal)

MA ELOISA GONZALEZ
Notary Public - California
San Bernardino County
Commission # 2470140
My Comm Expires Nov 7 2027

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quitclaim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 02 Document Date —

CAPACITY CLAIMED BY THE SIGNER

- ☑ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☑ Other members

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CFO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.