Karen Johnson Davidson County
Batch# 1331656 DEEDQC
10/08/2025 09:03:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251008-0080251

# QUITCLAIM DEED

**MAIL RECORDED DEED TO:**

BTI 1179, LLC
42 Broadway, 12th Floor
New York, NY 10004

**OWNER (SEND TAX BILLS TO):**

BTI 1179, LLC
42 Broadway, 12th Floor
New York, NY 10004

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, EK REAL ESTATE SERVICES OF NY, LLC, a New York limited liability company (herein, "Grantor"), whose address is 111 W. 33rd Street, Ste. 1901, New York, NY 10120, hereby bargains, sells, remises, releases, quit claims and conveys to BTI 1179, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 42 Broadway, 12th Floor, New York, NY 10004, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4245 Brackenwood Drive, Old Hickory, TN 37138

***No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.***

PIN NO: 064-09-0-217.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 30th day of September, 2025.

**GRANTOR:**

EK REAL ESTATE SERVICES OF NY, LLC, a New York limited liability company

By: _____
Printed Name: Benjamin Black
Title: President

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Now Benjamin Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the President of EK REAL ESTATE SERVICES OF NY, LLC, a New York limited liability company, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2025.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/7/2027

CATHERINE RODRIGUEZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO0010715
Qualified in New York County
My Commission Expires 07/07/2027

**OATH OF CONSIDERATION**

STATE OF New York
COUNTY OF New York

The actual consideration for this transfer is **$10.00**.

**Grantee:**

BTI 1179, LLC, a Delaware limited liability company

By: _____
Printed Name: Benjamin Black
Title: Pres. dent

Subscribed and sworn to under oath before me, this 30th day of September, 2025 by Benjamin Black, as President of BTI 1179, LLC, a Delaware limited liability company.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/7/2027

[Affix Notary Seal]

CATHERINE RODRIGUEZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RC0010715
Qualified in New York County
My Commission Expires 07/07/2027

**EXHIBIT A**

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 57, ON THE PLAN OF SOUTHFORK, SECTION ONE, OF RECORD IN PLAT BOOK 6250, PAGES 384-385, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20181022-0104602 on October 22, 2018.

**PIN NO:** 064-09-0-217.00

**STREET ADDRESS:**

4245 BRACKENWOOD DRIVE, OLD HICKORY, TN 37138

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

## Tennessee Certification of Electronic Document

I, TERRI BAPTISTE, 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 9-30-25 (date of document).

Affiant Signature

9-30-25
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 30 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: JUNE 13, 2027

NOTARY'S SEAL

