Karen Johnson Davidson County
Batch# 1342091 DEEDQC
11/04/2025 03:28:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251104-0088014

8672

This Instrument Prepared and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Bequette **615 Main Street, Suite 120** **Nashville, TN 37206**	**Same as Owner**	**04314008200**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Bayfront, LLC, a Tennessee limited liability company** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Brian Bequette, a married man** their heirs and assigns, in and to the following tract of lands in **Davidson County, Tennessee**, described as follows, to-wit:

236 Lanier Drive Map/Parcel 04314008200

Situated in the 9th Council District of Nashville, Davidson County, Tennessee and being all of Lot 2 of the Final Plat Bayfront LLC Property Lanier Drive being more particularly bounded and described as follows:

Beginning at a mag nail on the western margin of Lanier Drive and being a common corner of Cincuinta, LLC, thence, with the line of Cincuinta, LLC recorded in Instrument No. 20210112 0005449, said Register's Office, North 83 degrees 10 minutes 07 seconds West, 166.56 feet to an iron rod in the line of Open Space, Final Plat, Lanier Park recorded in Instrument No. 20021022 0129511, said Register's Office;

Thence, with the line of Open Space, Final Plat, Lanier Park, North 12 degrees 04 minutes 03 seconds West, 20.71 feet to an iron rod at the corner of Bayfront LLC recorded in Instrument No. 20210112 0005450, said Register's Office;

Thence, with the line of Bayfront LLC, North 79 degrees 25 minutes 21 seconds East, 184.28 feet to an iron rod in the western margin of Lanier Drive;

Thence, with the western margin of Lanier Drive, following a curve to the right having a radius of 276.84 feet, a length of 75.00 feet and a chord bearing and distance of South 08 degrees 48 minutes 31 seconds West, 74.77 feet to the Point of Beginning and containing 8,256 Square Feet or 0.189 acre according to survey performed by Clint Elliott Survey dated 01-23-2025.

Being part of the same property conveyed to Bayfront, LLC, a Tennessee limited liability company, by Quitclaim Deed from Brian Bequette, filed for record on January 2, 2021 as Instrument No. 20210112-0005450, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed from Bayfront, LLC to Bayfront, LLC, A Tennessee limited liability company of record in Instrument No. 20250515-0038344 dated May 15, 2015 and recorded May 15, 2025, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th **day of November 2025.**

Bayfront, LLC, a Tennessee limited liability company

By: _____
Brian Bequette, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Brian Bequette**, 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 Bayfront, LLC, a Tennessee limited liability company** (the "Company") the within named bargainor, a limited liability company, and that as such Sole Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as the Sole Member

Witness my hand and official seal this the 4th **day of November 2025.**

Robert L Scruggs
NOTARY PUBLIC
My Commission Expires:_____

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires NOV. 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Brian Bequette
(Affiant)

Subscribed and sworn to before me, this 4th day of November 2025

Robert L Scruggs
NOTARY PUBLIC
My Commission Expires:_____

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires NOV. 8, 2028

Certificate of Authenticity

I, Anthony N. Greco, 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 the 4th day of Nov, 2025

Anthony N. Greco, Affiant — 11-4-2025 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 4th day of Nov, 2025

Commission Expires: July 17, 2027

Ernest D Bennett III
Notary Public

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027