THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1349986 DEEDQC
11/24/2025 09:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251124-0093497

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
FADE AWAY LLC c/o Michael Hartley 4219 Hillsboro Pk St 300 Nashville, Tennessee 37215	NEW OWNER	Unit 10:071-14-1K-010.00-CO Unit 6: 071-14-1K-006.00-CO Unit 7: 071-14-1K-007.00-CO Unit 5: 071-14-1K-005.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BACANO NASHVILLE, LLC,** a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto **FADE AWAY LLC,** a Tennessee limited liability company, its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit Nos. 5, 6, 7, and 10 on the Plan of BWC Drive Townhomes of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for BWC Drive Townhomes at Instrument No. 20230322-0020730, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being portions of the same property conveyed to Bacano Nashville, LLC, a Tennessee limited liability company by Warranty Deed from Anthony Cherry, unmarried of record in Instrument No. 20220418-0044400 Register's Office for Davidson County, Tennessee, dated April 13, 2022 and recorded on April 18, 2022.

Being portions of the same property conveyed to Bacano Nashville, LLC, a Tennessee limited liability company by Quitclaim Deed for Joinder of Tax Parcels from Bacano Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20220616-0068850 Register's Office for Davidson County, Tennessee, dated June 14, 2022 and recorded on June 16, 2022.

Commonly known as: 1307 Baptist World Center Drive Units F, E, D, and A respectively, Nashville, Tennessee 37207.

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 21 day of November 2025.

Sarah Hazelwood
Affiant

My commission expires: 1-24-29
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 21 day of November 2025.

BACANO NASHVILLE, LLC
By: _____
Name: Michael Hartley
Its: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, personally appeared Michael Hartley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Secretary of **BACANO NASHVILLE, LLC**, the within named bargainor, a limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Partnership for the purposes therein contained.

Witness my hand this 21 day of November 2025.

_____
Notary Public
My Commission expires 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

202511240093497

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11-21-2025.

Affiant Signature

21st day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028