QUITCLAIM DEED



AJ-QCD-25-1512-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF January, 2026

Notary Public

MY COMMISSION EXPIRES: 03-16-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Larry D. Shelton, Jr.	Same as New Owner	104-16-381.00
(NAME)	(NAME)	
1512 Elmwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BSR ENTERPRISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

LARRY D. SHELTON, JR. ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY ONE-HALF OF LOT NO. 72 IN THE BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED BELMONT HEIGHTS, AS OF RECORD IN BOOK 421, PAGE 34, SAID REGISTER'S OFFICE; TO WHICH REFERENCE IS HEREBY MADE.

SAID EAST HALF OF SAID LOT NO. 72 FRONTS 50 FEET ON THE NORTHERLY SIDE OF ELMWOOD AVENUE AND RUNS BETWEEN PARALLEL LINES, 188 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BSR ENTERPRISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED, FROM LARRY SHELTON, SR. AND LARRY SHELTON, JR., OF RECORD IN INSTRUMENT NO. 20250714-0055410, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Karen Johnson
Batch # 1374486
01/30/2026 02:07:21 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260130-0006718

This is improved property known as: 1512 Elmwood Avenue, Nashville, TN 37212.

Witness our hands this the 16 day of January 2025. 2026

BSR ENTERPRISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

LARRY SHELTON, SR., MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY SHELTON, SR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Member of **BSR ENTERPRISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of January, 2025 2026

Notary Public

My Commission Expires:

03-16-26

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

LARRY SHELTON, JR., MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY SHELTON, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Member of **BSR ENTERPRISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of January, 2025 2026

Notary Public

My Commission Expires:

03-16-26

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY