QUITCLAIM DEED

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

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)
BSR Enterprise, LLC	**Same as New Owner**	**104-16-381.00**
(NAME) **1512 Elmwood Ave**	(NAME)	
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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,

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

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

BSR ENTERPRISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("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 LARRY D. SHELTON, JR., BY QUITCLAIM DEED, FROM BSR ENTERPRISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20260130-0006718, 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

20260130-0006720

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

Witness our hands this the 16 day of January 2026.

LARRY D. SHELTON, JR.,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY D. SHELTON, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of January, 2026.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

