This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney at Law
2021 Richard Jones Rd., Suite 220
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1376979 DEEDQC
02/06/2026 11:53:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260206-0008741

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
James A. Mikolinski, Sr. **1001 South Street** **Nashville, TN 37203**	**Same**	**071-14-2K-004-00**

QUITCLAIM DEED

I, **1207B BCP, LLC, a Tennessee limited liability company,** does hereby quitclaim and by these presents does transfer and convey unto **James A. Mikolinski, Sr.,** all of its right, title and interest in and to the following tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit D, on the Plan of Homes at 0 Brick Church Pike, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 0 Brick Church Pike, a Horizontal Property Regime with Private Elements (a Planned Unit Development), pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., as amended, of record in Instrument No. 20211108-0148757, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, and By-laws appended thereto as Exhibit "C," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration.

Being a portion of the same property conveyed to 1207B BCP, LLC, a Tennessee Limited liability company by Quitclaim Deed from D&M Development, LLC, a North Dakota Limited Liability Company, dated August 21, 2024 and filed for record on August 22, 2024 as Instrument No. 20240822-0064724, Register's Office for Davidson County, Tennessee.

Property known as: 1129 Brick Church Pike, Nashville, TN 37207

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 2nd day of February 2026.

1207B BCP, LLC

By: _____
James A. Mikolinski, Sr. Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **James A. Mikolinski, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member of 1207B BCP, LLC**, (the "Company") the within named bargainor, a Tennessee 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 Sole Member.

Witness my hand, this the 2nd day of February 2026.

Commission Expires: 7.2.2029

Notary Public

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 2nd day of February 2026

Commission Expires: 7.2.2029

Notary Public

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2029

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, do herby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith an that this electronic document is a true and exact copy of the original document executed and authenticated according to the law of this the 2nd day of February, 2026

Robert L. Scruggs, Affiant 2.2.2026
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 2nd day of February 2026

Notary's Signature

My Commission Expires: 7.2.2029

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2029