Karen Johnson Davidson County
Batch# 1443935 DEEDQC
07/10/2026 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260710-0062470

QUITCLAIM DEED

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

T-713-26-713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BGL Properties, LLC, a Tennessee limited liability company	**New Owner**	107050034.00
(NAME) **1718 Rosewood Avenue,**	(NAME) **1718 Rosewood Avenue**	
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SWAG PROPERTY GROUP, GP,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BGL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 118 on the plan of Bel-Air Subdivision, Section II, as the same appears on survey and plat of record in Book 2900, Page 32, Register's Office for Davidsojn County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Swag Property Group, GP by Warranty Deed from Kovich Liston Kelton and wife, JoAnn Kelton, as tenants by the entirety with right of survivorship, of record in Instrument 20170217-0016630, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **713 Elissa Drive, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 9th day of July, 2026.

Swag Property Group, GP

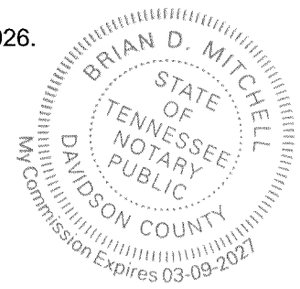
BY: Wayne Flatt
Wayne Flatt
Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAYNE FLATT, signing for SWAG PROPERTY GROUP, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the MANAGING PARTNER of SWAG PROPERTY GROUP, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of July, 2026.

Brian D. Mitchell
Notary Public
My Commission Expires: 03/09/2027
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 July 09, 2026 (date of document).

Affiant Signature

Date July 10, 2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 10th day of July 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/05/2029

