Karen Johnson Davidson County
Batch# 1453044 DEEDQC
07/31/2026 03:52:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260731-0070897

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
1207B BCP, LLC Attn: Jay Mikolinski 1001 King Hollands Avenue Nashville, TN 37203	SAME	093-13-2C-002.00CO & 093-13-2C-001.00CO

QUITCLAIM DEED

The undersigned, **1200 Sigler, LLC, a Tennessee limited liability company,** does hereby quitclaim and by these presents does transfer and convey unto **1207B BCP, LLC, a Tennessee limited liability company**, 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 Units A and B, on the Plan of Homes at 701 13th Ave S, a Horizontal Property Regime with Private Elements, as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Homes at 701 13th Ave S (a Planned Unit Development), pursuant to Tennessee Code Annotated Section 66-27-101, et seq., as amended, of record in Instrument No. 20260206-0008779, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 701 13th Ave S, a Horizontal Property Regime, the plat filed at Exhibit "C" and By-laws appended thereto as Exhibit "B," 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 1200 Sigler, LLC, a Tennessee Limited Liability Company by Warranty Deed from Nashville Orient Ancient And Accepted Scottish Rite Masonic Temple of record in Instrument No. 20250227-0014605, dated February 25, 2025 and recorded February 27, 2025, Register's Office for Davidson County, Tennessee.

Property known as: **701 & 703 13th Avenue South, Nashville, TN 37203**

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 29 day of July 2026.

1200 Sigler, 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 Sigler, 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 29th day of July 2026.

Commission Expires: 11-8-2028

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires NOV. 8, 2028

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this the 29th day of July 2026.

Commission Expires: 11-8-2028

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires NOV. 8, 2028

Notary Public

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law, on this the 29th day of July, 2026

Signature 7-29-26 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 29th day of July, 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