Prepared By:

Jerry Ikerd

9128 Brentmeade Blvd
Brentwood, TN 37027

After Recording Return To:

1213 A Hawkins St

Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 278130 DEEDQC
08/30/2019 03:49:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190830-0088022

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 30, 2019 THE GRANTOR(S),

- Bluegrass Capital Group LLC, Jerry Ikerd, Member,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Andrea Niemiec, a single person, residing at 1213 A Hawkins St, Nashville, Davidson County County, Tennessee 37203

the following described real estate, situated in Nashville, in the County of Davidson County, State of Tennessee

Legal Description:

Land and improvements Unit A and Unit B, "Homes at 1213 Hawkins Street", a Horizontal Property Regime with Private Elements, established, Declaration of Covenants, Conditions and Restrictions for Homes at Homes at 1213 Hawkins Street., of record in Instrument No. 20180615-0057805, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. including all common. Property

is located at 1213A and 1213 B Hawkins Street, in Davidson County, Tennessee, being the west half of Lot 74 on the Plan of Sigler's Plan of record in Plat Book 1, Page 4 Chancery Court, in Davidson County, Tennessee, to which Plan reference is hereby described as follows: Said part of Lot No. 74 fronts 50 feet on the south side of Hawkins street and runs back between parallel lines 205 feet to an alley. Being the same property conveyed to Bluegrass Capital Group, LLC by Warranty Deed from Kurt Bergman and Angela Bergman, husband and wife, of record at Instrument No. 20170821-0085705, Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 21, 2017.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Transfer to member of LLC

Tax Parcel Number: 093134Q00100CO & 093134Q00200CO

Mail Tax Statements To:
Andrea Niemiec
1213 A Hawkins St
Nashville, Tennessee 37203

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 08/30/2019

Jerry Ikerd Jr. , Member, on behalf of Bluegrass Capital Group LLC
AKA Chip Ikerd

STATE OF TENNESSEE, COUNTY OF DAVIDSON COUNTY, ss:

On this 30th day of August, 2019, before me personally appeared Chip Ikerd, Member, on behalf of Bluegrass Capital Group LLC, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

SEAN GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Title (and Rank) Notary

Sean Gordon
my commission expires

My commission expires May 02, 2022

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
30 Day of August, 2019.
Brandi Wells, Deputy Register

Affiant
Affiant's Name: BRANDON GIRDLER