Karen Johnson Davidson County
Batch# 380661 DEEDQC
04/01/2020 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200401-0035170

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Bluezone LTD 711 South 14th Street, Nashville, TN 37206	New Owner	094-01-0-325.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Alexis Deacon nka Alexis Nowinski and Robbie Nowinski, Wife and Husband** by these presents does hereby quitclaim and convey unto **Bluezone Ltd,** their heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts 65.9 feet on the East side of South 14th Street and runs back between lines, 123.9 feet on the North line and 124.4 feet on the South line, to a dead line in the rear, measuring 66 feet thereon.

Being the same property conveyed to Theresa King, married by Warranty deed from H & B Development Partners, a Tennessee General Partnership of record in Instrument No. 20161201-0126023 Register's Office for Davidson County, Tennessee, dated November 28, 2016 and recorded on December 01, 2016.

Being the same property conveyed to Alexis Deacon and Robbie Nowinski by Warranty deed from Theresa King, a married woman of record in Instrument No. 20180619-0058795 Register's Office for Davidson County, Tennessee, dated June 13, 2018 and recorded on June 19, 2018.

Being also known as 711 South 14th Street Nashville, Tennessee 37206.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
31 day of March 2020.

Affiant

My commission expires:
(Affix Seal)

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31 day of March, 2020.

Alexis Deacon nka Alexis Nowinski

Robbie Nowinski

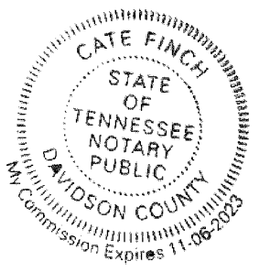
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Alexis Nowinski** and **Robbie Nowinski,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 31 day of March 2020.

Notary Public

My Commission Expires:



202004010035170

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

