Karen Johnson Davidson County
Batch# 447710 DEEDQC
07/31/2020 11:17:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200731-0084607

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
The Villas at Blue Turtle Bay, LLC 321 29th Ave N. Nashville, TN 37203	SAME AS NEW OWNER	053-08-1-A-001.00 CO
This instrument prepared by: Quinton Horner, Attorney at Law P.O. Box 90509, Nashville, Tennessee 37209		

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Lucca Properties, LLC,** a Tennessee limited liability company ("Grantor"), hereby sells and quitclaims to **The Villas at Blue Turtle Bay, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1 as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for The Villas at Blue Turtle Bay Townhome Association as of record in Instrument No. 20180627-0062027, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being part of the same property conveyed to Lucca Properties, LLC by Warranty Deed from Lake Shore Management, LLC recorded December 17, 2003 in Instrument No. 20031217-0180168, Registers Office for Davidson County, Tennessee.

This conveyance of the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property known as 2101 Dabbs Ave., #10, Old Hickory, TN 37138.

Executed this 30 day of July, 2020.

Lucca Properties, LLC, a Tennessee limited liability company

By: _____

Its: Co-owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Michael Marchetti with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the Co-Owner of Lucca Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand, this the 30th day of July, 2020.

_____
Notary Public

ASHLEY JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/7/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 30th day of July, 2020.

_____
Notary Public

ASHLEY JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/7/2024