THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 456838 DEEDQC
08/14/2020 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200814-0091180

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:
Alexis Nowinski Robbie Nowinski 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 by these presents **Bluezone Ltd,** does hereby quitclaim and convey unto **Alexis Nowinski and Robbie Nowinski, Wife and Husband** 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 the same property conveyed to Bluezone, Ltd. by Quitclaim deed from Alexis Deacon nka Alexis Nowinski and Robbie Nowinski, Wife and Husband of record in Instrument No. 20200401-0035170 Register's Office for Davidson County, Tennessee, dated March 31, 2020 and recorded on April 1, 2020.

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 13th day of August 2020.

Affiant

My commission expires: 3/6/24

Notary Public

ERIC HARRIS (Affix Seal) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires March 06, 2024

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

Bluezone, Ltd, an Ohio limited liability company

Alexis Nowinski, Member

Robbie Nowinski, Member

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 herself to be the Members of Bluezone, Ltd, an Ohio limited liability company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 13th day of August 2020.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

202008140091180

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

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022