Name and Address of New Owner:
409 Moore LLC
1224 2nd Ave S. Ste 103
Nashville TN 37210
Send Tax Bills To:
409 Moore LLC
SAME
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 487659 DEEDQC
10/01/2020 12:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201001-0113504

Map & Parcel No: 10511005000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Bluegrass Capital Group LLC, "the Grantor," convey and quitclaim unto **409 Moore LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 23, in Mallory Subdivision of Lots Nos. 4, 5, and 6 part of Lots 2, and 3, in Mallory's Plan as recorded in Book 161, Page 55, M.O.D.C. Tenn.

Lot No. 23, fronts 42.8 feet on south side of Moore Avenue and runs back on west line 149.2 feet, and on east line 136.5 feet to an alley.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

* Being the same property conveyed to Bluegrass Capital LLC, by Deed of record as Ins.# 20200929-0111920, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 21st day of September, 2020.

Chip Ikerd (SEAL)
Chip Ikerd

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Chip Ikerd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the managing member of Bluegrass Capital Group LLC and that as such he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of September, 2020.

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Teresa Tidwell
(Affiant)

Sworn to and subscribed before me this
21st day of September, 2020.

Notary Public
My commission expires: 3-8-2022

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File # 2020-1731

202010010113504

True Copy Certification

I, John A Bell Sr., 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, Dana Lowlon a notary public for this county and state, John A Bell Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DANA LOWLON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)