Karen Johnson Davidson County
Batch# 494169 DEEDQC
10/13/2020 09:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201013-0118646

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 Nowinski and Robbie Nowinski, Wife and Husband** by these presents does hereby quitclaim and convey unto **Bluezone Ltd, an Ohio Limited Liability Company** 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 Husbandof record in Instrument No. 20200401-0035170 Register's Office for Davidson County, Tennessee, dated March 31, 2020 and recorded on April 1, 2020.

Being the same property conveyed to Alexis Nowinski and Robbie Nowinski, wife and husband by Quitclaim deed from Bluezone, Ltd. of record in Instrument No. 20200814-0091180 Register's Office for Davidson County, Tennessee, dated August 13, 2020 and recorded on August 14, 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
7 day of October 2020

Affiant

My commission expires: 07-05-2021
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 7 day of October, 2020.

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 7 day of October 2020.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

202010130118646

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property (**711 South 14th Street Nashville, Tennessee 37206**) pursuant to a Quitclaim Deed prepared by Lockeland Law Group, PLC, ("Lockeland Law Group"). The undersigned hereby acknowledges that he/she/they/it is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned(s) hereby agrees to hold harmless Lockeland Law Group, Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Lockeland Law Group is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor(s) also agrees to hold harmless Lockeland Law Group, Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that he/she/it/they have had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property(s) via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and governmental entities, or if such transfer causes additional liens to attach to the property.

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 7 day of October 2020.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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