Karen Johnson Davidson County
Batch# 552727 DEEDQC
01/12/2021 10:08:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210112-0005224

QUITCLAIM DEED

W-SB-VRES-20-4483

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 20 21.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Blackhawk III, LLC, a Delaware limited liability company	**New Owner**	
(NAME) **1209 Orange St,**	(NAME)	**126-00-0-127.00**
(ADDRESS) **Wilmington, DE 19801**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLAUDIA ENGELHORN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLACKHAWK III, LLC, A DELAWARE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Claiborne K. McLemore, dated January 18, 1988, as follows:

In order to determine the true point of beginning (TPOB), begin at the railroad spike at the Intersection of the Easterly line of the property conveyed to Dennis James Hamm, et al, by deed from James H. Stein and wife, Charlene M. Stein of record in Book 7428, Page 350, said Register's Office with the center of Heath Road (see the instrument recorded in Book 5393, Page 898, said Register's Office relative to said road); thence with the center of said road; (1) North 52 degrees 58 minutes West 76.7 feet, (2) North 62 degrees 11 minutes East 82.9 feet, (3) North 81 degrees 51 minutes East 97.6 feet, (4) South 82 degrees 16 minutes East 113.1 feet and, (5) South 78 degrees 33 minutes East 158.1 feet to a railroad spike at the TPOB; thence from the TPOB and continuing with the center of said road; (1) South 75 degrees 48 minutes West 107.5 feet, (2) North 87 degrees 27 minutes East 117.8 feet, (3) North 57 degrees 54 minutes East 58.4 feet, (4) North 56 degrees 15 minutes East 57.8 feet, and (5) North 39 degrees 57 minutes East 227.7 feet to a railroad spike; thence North 46 degrees 31 minutes East, passing an iron near the Northwesterly margin of said road, 9932 feet to an iron post in the Southeasterly line of the Travis property; thence with the Southeasterly line of the Travis properly and along a fence, South 37 degrees 25 minutes West 295.1 feet to an iron post; thence South 33 degrees 08 minutes East passing an iron post near the Northerly margin of said road, 795.4 feet to the TPOB.

Being the same property conveyed to James J. Adams and Chandra D. Billingsley, both unmarried by Warranty deed from Roger P. DiSilvestro, unmarried of record in Instrument No. 20170718-0072441 Register's Office for Davidson County, Tennessee, dated July 17, 2017 and recorded on July 18, 2017.

Being the same property conveyed to Claudia Engelhorn, a single woman of record in Instrument No. 20201221-0151008, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4483 Heath Rd, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 06 day of 01, 20 21.

Claudia Engelhorn

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUDIA ENGELHORN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of JANUARY, 2021.

Notary Public
My Commission Expires: 03/02/2022
(SEAL)

JAMES C. POWERS, JR.
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064004861
MY COMMISSION EXPIRES MARCH 2, 2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, John Gleaves, 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY