THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2021-0528	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 19th day of March 2021. *Notary Public* *My commission expires:* 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County

Name and Address of New Owner: Bluefin Properties, LLC 1210 Longstreet Cir Brentwood, TN 37027	Karen Johnson Davidson County Batch# 597490 DEEDQC 03/22/2021 01:20:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20210322-0037578
Send Tax Bills To: Owner	
Street Address of Subject Property: 410 A & B 33rd Ave N Nashville, TN, 37209	**Parcel ID:** 092 09 0N 001.00 and 002.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Heithcock Construction, LLC, a Tennessee limited liability company**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Bluefin Properties, LLC, Tennessee limited liability company,** hereinafter called "**GRANTEES**," his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Nos. A and B of The Plan of 410 33rd Avenue Townhouse Association, a Planned Unit Development as shown on Exhibit "A" of same, of record in Instrument No. 201501260007128, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and

other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record in Instrument Number above at the Register's Office for Davidson County, Tennessee. Also incorporated therein are the By-Laws in said Register's Office for Davidson County, Tennessee.

Being property conveyed to Heithcock Construction LLC, a Tennessee Limited Liability Company, by Warranty deed of Gerlad C. Andrady of record in Instrument Number 20130404-0033360, Register's Office of Davidson County, TN.

WITNESS my hand this 19th day of March, 2021.

Grantor –

Heithcock Construction, LLC

Title:

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Troy Heithcock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

WITNESS my hand and seal at office, this 19th day of March, 2021.

NOTARY PUBLIC

My commission expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

True Copy Certification

I, Yvette Meldrum, 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 Williamson
Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 1-26-25

