Name and Address of New Owner:
Hey Y'all Nashville, LLC
222 Polk Avenue #301
Nashville, TN 37203

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 093052A11200CO

Karen Johnson Davidson County
Batch# 731523 DEEDQC
10/07/2021 02:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211007-0135056

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, Sean Van Sluis and Brynn Bailey-Van Sluis, husband and wife, as tenants by the entirety, "the Grantor," convey and quitclaim unto Hey Y'all Nashville, LLC, a Tennessee Limited Liability Company, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain Parcel of Land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, Tennessee, more particularly described as follows:
Being Unit Number 301 on the plan of Watauga Condominiums (formerly known as Polk Manor Condominium), created under Title 66, Chapter 27, Section 101 Et. Seq., as amended in Tennessee Code Annotated, and as established by Master Deed of record in Book 6339, Page 281 and amended in Book 6697, Page 889, and amended and restated in Instrument No. 20061025-0132105, Register's Office for Davidson County, Tennessee. Together with an undivided percentage in the Common Elements appurtenant to said Units, as set forth in the Master Deed and Bylaws for a more complete identification and description of Said Units.

Being the same property conveyed to Sean Van Sluis and Brynn Bailey-Van Sluis, husband and wife, as tenants by the entirety by Warranty Deed from Hey Y'all Nashville, LLC, a Tennessee Limited Liability Company, recorded on July 30, 2021, and of record in Instrument No. 20210730-0102633, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hey Y'all Nashville, LLC, a Tennessee Limited Liability Company by Warranty Deed from Alexander Y. Wagner, a single person, recorded on May 2, 2018, and of record in Instrument No. 20180502-0041944, Register's Office for Davidson County, Tennessee.

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.

202110070135056

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 28 day of September, 2021.

Sean Van Sluis (SEAL)

Brynn Bailey-Van Sluis (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Sean Van Sluis and Brynn Bailey-Van Sluis, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28 day of September, 2021.

Notary Public
My commission expires: 3/3/25

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 50, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 28 day of September, 2021.

Notary Public
My commission expires: 3/3/25

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202110070135056

Tennessee Certification of Electronic Document

I, John A. Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Sept. 28 2021 (date of document).

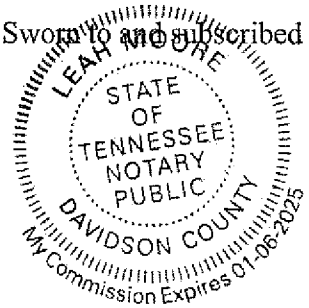
Tegra Sullet
Affiant Signature

OCT. 5 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5 day of OCT., 2021.



Yeah Moore
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL