Karen Johnson Davidson County
Batch# 970498 DEEDQC
02/13/2023 04:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230213-0010508

QUITCLAIM DEED

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-394

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
WH 14 16, LLC	Same as Owner	081 14 0 023.00 (Lot 16)
(NAME) 1014 Lawrence Ave.	(NAME)	081 14 0 025.00 (Lot 14)
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Blue Chip Investments LLC, a Tennessee limited liability company**, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **WH 14 16, LLC**, (the "**Grantee**"), its successors and assigns, all Grantor's right, title, and interest in those certain parcels of real property in Davidson County, Tennessee, described on Exhibit A attached hereto (the "**Property**").

This is unimproved property located at 0 West Heiman Street, Lots 14 & 16, Nashville, TN 37208.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

[signatures on following page]

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 1st day of February, 2023.

GRANTOR:

Blue Chip Investments, LLC,
a Tennessee Limited Liability Company

By: _____
Robert Hudson, Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Robbert Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the sole member of Blue Chip Investments, LLC, a Tennessee limited liability company, the within named Grantor, and being duly authorized, executed the foregoing instrument for the purposes therein contained in his capacity as sole member.

WITNESS my hand, at office, this 1st day of February, 2023.

_____
Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

EXHIBIT A

DESCRPTION OF THE PROPERTY

Those certain tracts or parcels of land located in Davidson County, Tennessee, being more particularly described as follows:

Tract I: (Parcel No. 081 14 0 023.00)

Land in Davidson County, Tennessee, being Lots Nos. 16 on the Map of E.T. Holman's Subdivision of Lots Nos. 41, 42 and 43 in Boyd McNairy's Plan, as of record in Book 161, Page 2, of the Register's Office for Davidson County, Tennessee.

Said Lots No. 16 fronts 51 feet on the Southerly side of Heiman Street and runs back in a Southerly direction between parallel lines, with the Easterly margin of 26th Avenue North, 150 feet to an alley.

Tract II: (Parcel Nos. 081 14 0 025.00)

Land in Davidson County, Tennessee, being Lots No. 14 on the Map of E.T. Holman's Subdivision of Lots Nos. 41, 42 and 43 in Boyd McNairy's Plan, as of record in Book 161, Page 2, of the Register's Office for Davidson County, Tennessee.

Said Lot Nos. 14 fronts 50 feet on the Southerly side of Heiman Street, and run back in a Southerly direction between parallel lines, 150 feet to an alley.

Being a portion of the same property conveyed to Blue Chip Investments, LLC, a Tennessee limited liability company, from Culous Hayes Jr., and Vivian Elaine Hayes Gross, by Warranty Deed dated November 10, 2022, of record in Instrument No. 20221114-0121328, in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 February 9, 2023.

Signature
Date: February 9, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 9th day of February, 2023 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025