Karen Johnson Davidson County
Batch# 972873 DEEDQC
02/22/2023 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230222-0012377

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $375,000.00. Stephanie Lowe Affiant Subscribed and sworn to before me, this 17th day of February, 2023. Notary Public My Commission Expires:

STEPHANIE G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

QUITCLAIM DEED

Address New Owner: L & S Development, LLC 806 45th Ave. North Nashville, TN 37209	Send Tax Bills To: L & S Development, LLC 806 45th Ave. North Nashville, TN 37209	Tax Information: Map and Parcel No.: 092050203.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **BLUEGRASS CONSTRUCTION GROUP, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **L & S DEVELOPMENT, LLC, a Tennessee limited liability company**, its successors and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 & 4, Block No. 30, on the Plan of Fisk University Place of record in Plat Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bluegrass Construction Group, LLC, a Tennessee limited liability company, by warranty deed dated January 4, 2022, from Brian Watkins, single, of record in Instrument No. 20220113-0005531, Register's Office for Davidson County, Tennessee.

This is improved property known as 902 33rd Avenue North, Nashville, Tennessee, 37209.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR:

BLUEGRASS CONSTRUCTION GROUP, LLC,
a Tennessee limited liability company

By: _____, Member
Rich Storey, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Rich Storey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Member of Bluegrass Construction, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of February, 2023.

_____
Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

202302220012377

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 2/17/23

GEORGE E. MUDTER, JR.
Dated 2/17/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 2/17/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

