Certificate of Authenticity

I, Ben Slaven, 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 2/28/23.

Date

Affiant Signature

2/28/23
Date

Karen Johnson Davidson County
Batch# 977010 DEEDQC
03/06/2023 08:20:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230306-0015568

State of Colorado
County of El Paso

Sworn to and subscribed before me this 28th day of February, 2023.

Notary's Signature

My Commission Expires: 11/29/2026
Date

Notary's Seal (if on paper)

Stacie May Kendall
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224045054
MY COMMISSION EXPIRES 11/29/2026

Prepared By

Name: Ben Sloman
Address: 4546 DEL VERDE DRIVE
COLORADO SPRINGS
State: COLORADO Zip Code: 80918

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: BCID LLC
Address: 4546 DEL VERDE DRIVE
COLORADO SPRINGS
State: COLORADO Zip Code: 80918

Tax Parcel ID #: 053-08-1A-017.00CO

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10) in hand paid to Ben Sloman, an individual, residing at 4546 DEL VERDE DRIVE, County of EL PASO, City of COLORADO SPRINGS, State of COLORADO (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to BCID LLC, a limited liability company, residing at 4546 del verde Drive, County of El Paso, City of Colorado Springs, State of Colorado (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Land in Davidson county, Tennessee, being Unit No. 17 on the plan of The Villas at Blue Turtle Bay Townhome Association, as shown on Exhibit "C" to the Declarations of Covenants, Conditions and Restrictions of The Villas at Blue Turtle Bay Townhome Association, a Horizontal Property Regime with Private elements of records in Instrument No 20180627-0062027, amended in Instrument No 20200805-0086574, Registers office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to Lucca properties, LLC by deed from Lake Shore Management LLC, of records in instrument No 20031217-0180168, dated December 11, 2003, said registers office

Being the same property conveyed to THE VILLAS AT BLUE TURTLE BAY, LLC, a Tennessee Limited liability company, by deed from Lucca properties llc, a Tennessee limited liability company, of record in instrument No 20200731-0846 10, dated July 30, 2020 said registers office

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restriction)as may be amended or supplemented, all easements, utilities easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par 053-08-1A-017.00 CO

Rights of others in and to party walls

Declaration of Covenants, Conditions, Liens, Easements, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of records in instrument No 20190627-0062027, amended in instrument no 20200805-0086574 and assignment of rights of records in instrument no 20200731-0084618, said registers office

Declaration of restrictions and covenants for stormwater facilities and systems contained in instrument of record in instrument no 20180503-0042425, said registers office

This is improved property located at 221 22nd Street Old Hickory TN 37138

UNIT 17 VILLAS AT BLUE TURTLE BAY TOWNHOME ASSOCIATION

Prior Deed Reference - Instrument #20210430-0058227

Grantor's Signature

Ben Sloman
Grantor's Name

4546 Del Verde Drive
Address

202303060015568

Colorado Springs, CO 80918
City, State & Zip

In Witness Whereof,

Witness's Signature	Witness's Signature
Witness's Name	Witness's Name
Address	Address
City, State & Zip	City, State & Zip

STATE OF ~~TENNESSEE~~ Colorado

COUNTY OF El Paso)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ben Sloman whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 28th day of February, 2023.

Stacie May Kendall
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224045054
MY COMMISSION EXPIRES 11/29/2026

Notary Public

My Commission Expires: 11/29/2026

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10 .

Affiant

STATE OF ~~TENNESSEE~~ Colorado

COUNTY OF El Paso)

Subscribed and sworn to before me this 28th day of February, 2023.

Stacie May Kendall
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224045054
MY COMMISSION EXPIRES 11/29/2026

Notary Public

My Commission Expires: 11/29/2026