This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19771-RR

Karen Johnson Davidson County
Batch# 1088746 DEEDQC
01/05/2024 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240105-0001072

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 4th day of January, 2024.

Notary Public
My Commission Expires: 1/4/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kinderhook Holding, LLC 1883 West Royal Hunte Dr., Ste 200A Cedar City, Utah 84720	New Owner	135 16 0A 026.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Blue Beaver LLC, a Tennessee limited liability company** ("Grantor") does hereby quitclaim and convey unto **Kinderhook Holding, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of the Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of the Subdivision for Tracts 8, 9 and 10 of Nashboro Village, as of record in Book 5200, Pages 186 thru 189, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mario Munoz, a Single Person, by Warranty Deed from Kenneth N. Bryant and Wife, Cora Leta Bryant, of record in Instrument No. 20050207-0014320, in the Register's Office of Davidson County, Tennessee, dated February 03, 2005 and recorded on February 07, 2005.

Being the same property conveyed to **Blue Beaver LLC, a Tennessee limited liability company**, by Warranty Deed from Mario Munoz, a single person, of record in Instrument No. 20221118-0122826, in the Register's Office of Davidson County, Tennessee, dated November 17, 2022 and recorded on November 18, 2022.

This is improved property located at: **2404 Ravine Drive, Nashville, TN 37217**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of November, 2023.

GRANTOR:
Blue Beaver, ~~LLC~~

By: Jordan Alexander Ide
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jordan Alexander Ide the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Sole Member of Blue Beaver, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of November, 2023.

Notary Public
My Commission expires: 1/4/2027 ~~8~~ RR

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Rotalind Ruth, do hereby make oath that I am 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 11/1/2023.

Affiant Signature

11/1/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of November 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024