Karen Johnson Davidson County
Batch# 1128672 DEEDQC
04/29/2024 12:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240429-0030996

This instrument prepared by:

File No. 20221427R

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
the 29 day of APR, 2024.

NOTARY PUBLIC

My Commission Expires: 5/18/24

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NEW OWNER:

Brian Atwood and Peggy Atwood
1417 Knox Valley Dr
Brentwood, TN 37027

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

117-03-0B-115.00-CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Blue Rock Coast LLC, a Tennessee limited liability company (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Brian Atwood and Peggy Atwood, husband and wife (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. H-4, Parcel No. 115, of the Villager Condominiums, as of record in Book 5200, page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to BLUE ROCK COAST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Warranty Deed from Donald Arkovitz and Martha E. Shipman N/K/A Martha Shipman Arkovits, husband and wife, Riggs of record in Instrument number 20221212-0128541, Register's Office for Davidson County, Tennessee, dated December 9, 2022 and recorded on December 12, 2022.

This property is commonly known as 2601 Hillsboro Pike, H4, Nashville, TN 37212.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 29 day of MAR, 2024

GRANTOR:

Blue Rock Coast LLC, a Tennessee limited liability company
By: Green 33, LLC, a Wyoming limited liability company
Its: Sole Member

By: _____
Brian Atwood, Member

By: _____
Peggy Atwood, Member

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian Atwood and Peggy Atwood, all the members of Green 33, LLC, a Wyoming limited liability company, Sole Member of Blue Rock Coast LLC, a Tennessee limited liability company with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 29 day of MAR, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 5/18/24

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 April 29, 2024.

Date

Affiant Signature

4/29/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of April, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY