QUITCLAIM DEED

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

WG-QCD-24-1809-246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF August, 2024

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Blue Mountain Group, LLC a Tennessee Limited Liability Company	**Same as new owner**	
(NAME)	(NAME)	
505 Church Street 2104,		**06916018100**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEMPHIS PASSIVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BLUE MOUNTAIN GROUP, LLC A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 13th Civil District of Davidson County, Tennessee, and further described by John Kohl, Surveyor, dated October 31, 1978, as follows:

Said tract fronts 82.5 feet on the west side of County Hospital Road and runs back between parallel lines 252 feet to a dead line in the rear.

Being the same property conveyed to Memphis Passive, LLC from Ronald S. Pardue and wife, Nancy S. Pardue by Warranty Deed of record in Instrument Number 20220203-0012834 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1809 County Hospital Road, Nashville, Tennessee 37218**.

Karen Johnson
Batch # 1172986
08/21/2024 01:01:49 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240821-0064304

Witness my/our hand(s) this the 20 day of August, 2024.

Memphis Passive, LLC

BY: _____
Marcus Kurth
Authorized Agent

BY: _____
James E. Joner, Jr
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MARCUS KURTH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of MEMPHIS PASSIVE, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 20 day of August 2024.

_____
Notary Public
My Commission Expires: 3-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JAMES E. JONER., JR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of MEMPHIS PASSIVE, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 16 day of August, 2024.

_____
Notary Public
My Commission Expires: 7-14-26
(SEAL)

KATHERINE FINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 14, 2026

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212