Karen Johnson Davidson County
Batch# 1173263 DEEDQC
08/22/2024 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240822-0064643

QUITCLAIM DEED

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 7 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 3·20·28
(AFFIX SEAL)

WG-QCD-24-1809-246

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 Tennesee Limited Liabilit Company	**Same as new owner**	
(NAME) **505 Church Street 2104,**	(NAME)	**09502005700**
(ADDRESS) **Nashville, TN 37219**	(ADDRESS)	
(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, **MARCUS KURTH, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BLUE MOUNTAIN GROUP, LLC A TENNESEE LIMITED LIABILIT 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 Davidson County, Tennessee, being Lot No. 17 on the Plan of Walnut Grove, of record in Plat Book 2133, Page 87, in the 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 Marcus Kurth, Unmarried from Jimmy T. Wells and wife, Claryce H. Wells by Warranty Deed of record in Instrument Number 20180816-0081186 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: **246 Barker Rd, Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 7th day of August, 2024.

Marcus Kurth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS KURTH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 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

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

I, **Gabriel R. Lutz**, 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 **8/7/2024** (date of document).

Affiant Signature

Date **8/7/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **7** day of **August**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027