Prepared By:
Peggy Atwood
1417 Knox Valley Dr.
Brentwood TN 37027

After Recording Return To: New owner
Peggy Atwood
1417 Knox Valley Dr
Brentwood, Tennessee 37027

Karen Johnson
Batch # 1208515
11/26/2024 10 41 58 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20241126-0092367

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 16, 2023 THE GRANTOR(S),

- Brian Atwood and Peggy Atwood, a married couple

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Blue Rock Coast, LLC, Brian & Peggy Atwood, Owners, residing at 116 Agnes Rd, Suite 200, Knoxville, Knox County, Tennessee 37919

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: Exhibit A

Current Source of Title: 20211015-0139065

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for New Alloway Townhomes, a Horizontal Property Regime With Private elements, with said Unit being depicted on Exhibit "B" to said Declaration, of record in Instrument Number 20140806-0070603; as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for Alloway Street Townhomes, a Horizontal Property Regime with Private Elements as shown as on

Exhibit "A" thereto, of record in Instrument No. 20151209-0124097, in the Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed from New, LLC, a Tennessee limited liability company, to Samuel D. Nugent and W. Todd Stutts, both unmarried, as Tenants in Common with Right of Survivorship, by Warranty Deed dated December 18, 2015, recorded December 22, 2015, in Instrument No. 20151222-0128515, in the Register's Office of Davidson County, Tennessee.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

No have and hold or fee simple language

Tax Parcel Number: 105060E00100CO

Mail Tax Statements To:
Blue Rock Coast, LLC
116 Agnes Rd, Suite 200
Knoxville, Tennessee 37919

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 5/16/23

Brian Atwood
1417 Knox Valley Dr
Brentwood, Tennessee
37027

DATED: 5/16/23

Peggy Atwood
1417 Knox Valley Dr
Brentwood, Tennessee
37027

STATE OF TENNESSEE, COUNTY OF WILLIAMSON, ss:

On this 16 day of May, 2023, before me personally appeared Brian Atwood and Peggy Atwood, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

TIMOTHY P. GLASGOW JR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Timothy P. Glasgow Jr.
Notary Public

Notary
Title (and Rank)

My commission expires 10-05-2026

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant
Affiant's Name: Peggy Atwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
, Affiant
Subscribed and sworn before me this the
26 Day of November, 2024.
Julia Rivera, Deputy Register

Exhibit A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 737831 DEEDWARR
10/15/2021 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20211015-0139065

File No.. RES-21-759B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000 00

Christina Andrii
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2021

Notary Public

MY COMMISSION EXPIRES 5/24/25
(AFFIX SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Brian Atwood and Peggy Atwood	New Owner	105 06 0E 001.00 CO
(NAME)	(NAME)	
[redacted] 1417 Knox Valley Dr., Brentwood, TN 37027		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **SAMUEL D. NUGENT AND W. TODD STUTTS, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BRIAN ATWOOD AND PEGGY ATWOOD, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for New Alloway Townhomes, a Horizontal Property Regime With Private elements, with said Unit being depicted on Exhibit "B" to said Declaration, of record in Instrument Number 20140806-0070603; as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for Alloway Street Townhomes, a Horizontal Property Regime with Private Elements as shown as on Exhibit "A" thereto, of record in Instrument No. 20151209-0124097, in the Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed from New, LLC, a Tennessee limited liability company, to Samuel D Nugent and W. Todd Stutts, both unmarried, as Tenants in Common with the Right of Survivorship, by Warranty Deed dated December 18, 2015, recorded December 22, 2015, in Instrument No. 20151222-0128515, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s): 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is improved property, known as 759B Alloway Street, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)