This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1215489 DEEDQC
12/12/2024 10:07:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241212-0096532

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Robert Hudson** ("Grantor"), a married man, hereby remise(s), release(s), convey(s), and quit claim(s) unto **Blue Chip Investments, LLC,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit Nos. 2519A and 2519B on the Plan of Homes at 2519 Heiman, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 2519 Heiman, a Horizontal Property Regime with Private Elements, at Instrument No. 20240926-0074513, 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 a portion of the same property conveyed to Robert Hudson, a married man by Warranty Deed from Juan Marks, a single man of record in Instrument No. 20231103-0086284 Register's Office for Davidson County, Tennessee, dated November 3, 2023 and recorded on November 3, 2023.

Grantor warrants that this has not been used as his primary residence.

IN TESTIMONY WHEREOF I/we have executed this instrument the 9 day of **December, 2024.**

Robert Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Robert Hudson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9 day of **December, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-3-28

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 9 day of **December, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-3-28

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

PROPERTY ADDRESS: **2525 and 25277 W Heiman St., Nashville, TN 37203**
TAX PARCEL NO.: **081140D00100CO and 081140D00200CO**
PROPERTY OWNER: **Blue Chip Investments, LLC**
OWNER'S ADDRESS: 1014 Lawrence Ave. Nashville, TN 37204
MAIL TAX BILLS TO: new owner

Certificate of Authenticity

I, Holly A Mason, 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 12/9/24.

Affiant Signature

12/9/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 9 day of Dec, 20 24.

Notary's Signature

(Notary Seal) CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

My Commission Expires: 7-3-28