Karen Johnson Davidson County
Batch# 1221766 DEEDQC
12/30/2024 03:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241230-0101217

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map / Parcel
Nashville Event Lighting, LLC P.O. Box 128011 Nashville, TN 37174	New Owner	039-00-0-016.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BLUE SKY BELIEVERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, by these presents does hereby quitclaim and convey unto **NASHVILLE EVENT LIGHTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, their successors and assigns, all their right, title and interest in and to the following described tract of land:

Being a Tract of land situated in the 1st Council District of Davidson County, Tennessee, said Tract being 2.4 miles, more or less, southwest of Joelton and being generally located north of Stenberg Road, south of, and adjacent to Tennessee Highway 112 (Clarksville Pike), and east of, and adjacent to Old Hickory Boulevard, said Tract being more particularly described as follows:

Beginning at a pk nail (new) at the intersection of the southern right-of-way of Tennessee Highway 112 (Clarksville Pike) and the eastern right-of-way of Old Hickory Boulevard, said iron pin being South 16 degrees 23 minutes 24 seconds East 79.0 feet from the centerline intersection of Tennessee Highway 112 (Clarksville Pike) and Old Hickory Boulevard; thence with the southern right-of-way of Tennessee Highway 112 (Clarksville Pike), South 46 degrees 48 minutes 17 seconds East 177. 7 4 feet to an iron pin (new), said iron pin being the northwestern corner of the Shayne A. Harris property, as recorded in Instrument No. 20060425-0046909, R.O.D.C.T.; thence leaving the southern right-of-way of Tennessee Highway 112 (Clarksville Pike), and with the western lines of the said Harris property for the next 3 courses as follows: South 43 degrees 29 minutes 05 seconds West I 14.91 feet to an iron pin (new); thence South 47 degrees 18 minutes 55 seconds East 55.00 feet to an iron pin (new); thence South 01 degree 48 minutes 05 seconds West 114.80 feet to an existing iron stake, said iron stake being in the northern line of the Yadira Sandoval, ET VIR property, as recorded in Instrument No. 20160114-0003934, R.O.D.C.T.; thence with the northern line of the said Sandoval property, and generally following an existing fence, North 85 degrees 23 minutes 47 seconds West, passing an existing 2" iron pipe at 125.16 feet, in all 129.16 feet to an iron pin (new), said iron pin being in the eastern right-of-way of Old Hickory Boulevard; thence with the eastern right-of-way of Old Hickory Boulevard, on a curve to the left, said curve having a radius of 1637.61 feet, an arc length of 133.23, a chord bearing of North 08 degrees 15 minutes 19 seconds East, and a chord distance of 133.19 feet to a point; thence continuing with the eastern right-of-way of Old Hickory Boulevard, North 05 degrees 55 minutes 29 seconds East 216.04 feet to the point of beginning. Said Tract contains 0.792 acres (34,489.0 sq. ft.) more or less. Property description is based on a physical survey by Billy Ray Suiter, PLS 1837, on November 14, 2019. All iron pins set are 1/2" x 18" rebar with plastic cap stamped "SUITER 1837".

Being the same property conveyed to Jason Walker by Special Warranty Deed from Lewis Investment Company, Inc., dated 10/19/2017 and recorded on 10/23/2017 in Instrument No. 20171023-0108231, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blue Sky Believers, LLC, by Warranty Deed from Jason Walker of record in Instrument No. 20210615-0080608, Register's Office for Davidson County, Tennessee, dated June 9, 2021 and recorded on June 15, 2021.

The above tract is subject to all easements, restrictions, covenants of record, and to the findings of a title report.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30 day of December 2024.

Blue Sky Believers, LLC,
a Tennessee limited liability company

By: _____
Blake Chaffin - *Member*

By: _____
Daniel Brimer - *Member*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Blake Chaffin and Daniel Brimer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the Members of Blue Sky Believers, LLC and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 30 day of December 2024.

_____
Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2025

My Commission Expires: 7/2/25

STATE OF TENNESSEE
COUNTY OF DECEMBER

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 30 day of December 2024.

Sarah Mafenard
Affiant

My commission expires:
(Affix Seal)

_____
Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 30. 2024.

Affiant Signature

30th day of December, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028