Karen Johnson
Batch # 1249367
03/24/2025 09 09 45 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250324-0021655

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is an exempt transfer.

Affiant

Subscribed and sworn to before me, this 17th day of March 2025.

Notary public

My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Huck and Blue, LLC 824B Clayton Ave Nashville, TN 37204	Huck and Blue, LLC 824B Clayton Ave Nashville, TN 37204	081-12-0B-022-00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Tyler Ward, does hereby quitclaim, transfer and convey unto Huck and Blue, LLC, a Tennessee limited liability company, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as Exhibit "A."

Being the same property conveyed to Tyler Ward, a single person, from Christopher Michael Thompson and Caitlin Thompson, husband and wife, by Warranty Deed dated June 15, 2016, and recorded on June 22, 2016, as Document No. 20160622-0063490, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 1410 Rosa L. Parks Blvd #70, Nashville, Tennessee 37208

Witness my hand this 17th day of March 2025.

Tyler Ward, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Tyler Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, March 17, 2025.

[Seal]



Justin Gilbert, Notary Public
My commission expires: May 20, 2025

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 22 together with the Allocated Parking Spaces, Allocated Basement Storage Area, and the appurtenant interest in the common areas of The Lofts at Werthan Mills, a horizontal property regime as established by the Master Deed for The Lofts at Werthan Mills Condominiums, recorded as Instrument No. 20031023-0157113, as amended by the First Amendment of record in Instrument No. 20040521-0059936, as amended by the Second Amendment of record of Instrument No. 20040712-0082926, as amended by the Third Amendment of record of Instrument No. 20050202-0012489, as amended by the Fourth Amendment of record as in Instrument No. 20051230-0156950, as amended by the Fifth Amendment of record as in Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee, said Units being depicted on the site plan attached as Exhibit "U" to the Master Deed.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-156950, Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee.
- Restrictions for Phillip-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, Book 11625, page 280, Instrument No. 20020425-0051069 and Instrument No. 20010315-0025023, in the Register's Office for Davidson County, Tennessee.
- Amended and Restated of record in Instrument Number 20050128-0010691, in the Register's Office for DavidsonCounty, Tennessee.
- Amended and Restated Articles of Organization of The Lofts at Werthan Mills, LLC of record in Instrument Number 20031017-0153840, in the Register's Office for DavidsonCounty, Tennessee.
- Articles of Organization of Lofts at Werthan Mills III, LLC of record in Instrument Number 20041228-0152779, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Driveway and Walkway Access of record in Instrument Number 20031023-0157114, in the Register's Office for DavidsonCounty, Tennessee.
- Sewer Line Easement of record in Book 1291, Page 593, in the Register's Office for Davidson County, Tennessee.
- Railroad Line Easement of record in Book 175, Page 137, in the Register's Office for Davidson County, Tennessee.
- Easement for 15 foot Alley and Utilities Easement of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20031027-0157822, in the Register's Office for DavidsonCounty, Tennessee.
- Easement of record in Instrument Number 20050202-0012491, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictions of record as Instrument Number 20140604-0048422 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein