Karen Johnson
Batch # 1249367
03/24/2025 09 09 45 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250324-0021658

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|---|---|
| **THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:**<br><br>**MUSIC CITY ESTATE LAW**<br>**1650 MURFREESBORO ROAD**<br>**SUITE 130**<br>**FRANKLIN, TN 37067**<br>**(615) 628-7775**<br><br>JUSTIN GILBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON | STATE OF TENNESSEE )<br><br>COUNTY OF WILLIAMSON )<br><br>The actual consideration for this transfer is $10.00. This is an exempt transfer.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 17th day of March 2025.<br><br>Notary public<br><br>My commission Expires: 05/20/2025 |

# QUITCLAIM DEED

| | | |
|---|---|---|
| Address New Owner:<br>Huck and Blue, LLC<br>824B Clayton Ave<br>Nashville, TN 37204 | Send Tax Bills to:<br>Huck and Blue, LLC<br>824B Clayton Ave<br>Nashville, TN 37204 | Map-Parcel #:<br>118-06-0Z-002.00-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 follows:

Land situated in Davidson County, Tennessee, being Unit No. B, as established in Declaration of Covenants, Conditions and Restrictions for 824 Clayton Avenue Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development) of record at Instrument No. 20170509-0045875 and Amendment recorded in Instrument No. 20190118-0005397, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "A" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tyler Ward, a single man, from Aerial Infill, LLC, a Tennessee limited liability company, by Warranty Deed dated October 2, 2019, and recorded on

October 3, 2019, as Document No. 20191003-0101204, 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: 824B Clayton Ave, Nashville, Tennessee 37204

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
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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