Karen Johnson
Batch # 1249367
03/24/2025 09 09 45 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250324-0021659

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 a transfer to a revocable trust. 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: Huck and Blue, LLC 824B Clayton Ave Nashville, TN 37204	Send Tax Bills to: Huck and Blue, LLC 824B Clayton Ave Nashville, TN 37204	Map-Parcel #: 081-08-4F-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 R. 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 in Davidson County, Tennessee, being Unit B of the Homes at 1802 7th Avenue North, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20140519-0042833, Register's Office for Davidson County, Tennessee and as depicted on Exhibit B of said Declaration of Covenants, Conditions and Restrictions, to which reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Tyler R. Ward, a single man, from Shamolie N. Wyckoff, an unmarried woman, by Warranty Deed dated March 12, 2018, and recorded on March 15, 2018, as Instrument No. 20180315-0024621, 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: 1802 A 7th Ave N, Nashville, Tennessee 37208

Witness my hand this 17th day of March 2025.

Tyler R. Ward, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Tyler R. 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