en Johnson
Batch # 1249367
03/24/2025 09 09 45 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250324-0021660

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:	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	118-06-OZ-1.00

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 in Davidson County, Tennessee, being Unit A, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 824 Clayton Avenue Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development, of record in Instrument No. 20170509-0045875, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Tyler Ward, a single man, from William Earl Wince, III and Deborah D. Wince, husband and wife, by Warranty Deed dated June 5, 2019, and recorded on June 6, 2019, as Document No. 20190606-0054301, 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: 824A 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