This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1259229 DEEDQC
04/14/2025 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250414-0028029

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Robert Hudson, a married man** ("Grantor"), hereby remise(s), release(s), convey(s), and quit claim(s) unto **Blue Chip Investments, LLC, a Tennessee Limited Liability Company** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, beginning at a point on the West margin of Joseph St, 407 feet North of Cleveland St; running parallel with Cleveland St, 147 feet to an iron pin in the Easterly margin of a 12 foot alley; thence Northerly with the Easterly margin of said alley 50 feet to an iron pin; thence, Easterly parallel with Cleveland St 146.3 feet to stake in the Westerly margin of Joseph St; thence Southerly, with the West margin of Joseph St to the point of beginning.

Being the same property conveyed to Glenda V. Covington by Warranty Deed from Williams and Williams, a Partnership of record in Book 9436, page 937, Register's Office for Davidson County, Tennessee, dated July 31, 1992 and recorded on July 31, 1992. Deed of Correction of record in Book 9839, Page 177.

Being the same property conveyed to Araminta Williams Family Partnership by Trustee's Deed from Chan McCullough of record in Instrument No. 20120713-0061674 Register's Office for Davidson County, Tennessee, dated July 11, 2012 and recorded on July 13, 2012.

Being the same property conveyed to Araminta Williams by Quitclaim Deed from Araminta Williams Family Partnership of record in Instrument No. 20150318-0023330 Register's Office for Davidson County, Tennessee, dated October 20, 2014 and recorded on March 18, 2015.

Said Araminta Williams died on February 27, 2024 leaving Last Will and Testament filed for Probate in Docket No. 94CH1-2024-PR-13674, Chancery Court of Williamson County, Tennessee.

Being the same property conveyed to Chan McCullough by Executor's Quitclaim Deed from Chan McCullough and Nancy M. Ryans Executors of the Estate of Araminta Williams of record in Instrument No. 20240910-0069570 Register's Office for Davidson County, Tennessee, dated September 05, 2024 and recorded on September 10, 2024.

Being the same property conveyed to Robert Hudson, a married man by Warranty Deed from Chan McCullough, a married man of record in Instrument No. 20241011-0079162 Register's Office for Davidson County, Tennessee, dated October 10, 2024 and recorded on October 11, 2024.

Grantor warrants the above described property is used for investment purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I have executed this instrument the 8 day of **April, 2025.**

Robert Hudson

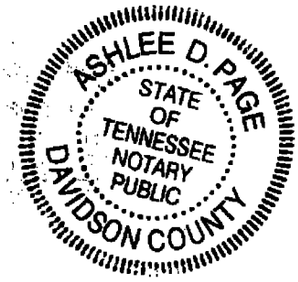
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert Hudson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8 day of **April, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-7-2026



For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 8 day of **April, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026



PROPERTY ADDRESS:	**922 Joseph Ave** **Nashville, TN 37207**
TAX PARCEL NO.:	**082-03-0-021.00**
PROPERTY OWNER: OWNER'S ADDRESS:	**Blue Chip Investments, LLC** **2208 White Ave** **Nashville, TN 37204-2238**
MAIL TAX BILLS TO:	**Blue Chip Investments, LLC** **2208 White Ave** **Nashville, TN 37204-2238**

Certificate of Authenticity

I, Holly A. Mason, 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 April 8, 2025.

Affiant Signature

4/8/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of April, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026