Karen Johnson Davidson County
Batch# 1262350 DEEDQC
04/21/2025 11:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250421-0030029

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 18th day of April 2025.

Notary public

My commission Expires: May 20, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Tyler Ward 824B Clayton Ave Nashville, TN 37204	Tyler Ward 824B Clayton Ave Nashville, TN 37204	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, Huck and Blue, LLC, a Tennessee limited liability company, does hereby quitclaim, transfer and convey unto Tyler Ward, all of its 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 Huck and Blue, LLC, a Tennessee limited liability company, from Tyler Ward, by Quit Claim Deed dated March 17, 2025, and recorded on March

24, 2025, as Document No. 20250324-0021658, 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 18th day of April 2025.

Huck and Blue, LLC

By: Tyler Ward, Manager

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Tyler Ward, as Manager of Huck and Blue, LLC and Grantor, 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, April 18, 2025.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

CERTIFICATE OF AUTHENTICITY

I, Rachael St. Pierre, do hereby make oath that I am 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 18, 2025.

Rachael St. Pierre

Name: Rachael St. Pierre

Date: 04/18/2025

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The foregoing Certificate of Authenticity was acknowledged before me by Madelyn Stampley, Notary Public, on April 18, 2025.

Witness my hand and official seal.

[Seal]

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Madelyn Stampley

Madelyn Stampley, Notary Public

My commission expires: 10/26/2025