Karen Johnson Davidson County
Batch# 1294266 DEEDQC
07/07/2025 10:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250707-0053131

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

L Jernigan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
516 27th Ave N #4 LLC	NEW OWNER	092100M02400CO
1115 Lochland Drive Gallatin, Tennessee 37066		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 2 day of July, 2025, the undersigned, **ALLAN BLAIN AND NICOLE BLAIN**, Husband and Wife (collectively the "*Grantors*"), have bargained and sold, and by these presents do transfer and quitclaim to **516 27TH AVE N #4 LLC**, a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **516 27TH AVENUE NORTH, UNIT 4, NASHVILLE, TENNESSEE 37209**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 24, on the plan of AXIS27, as shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of AXIS27, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190301-0019076, as amended in Instrument No. 20190502-0040851, Instrument No. 20190729-0074468 and Instrument No. 20200706-0072542, in the Register's Office for Davidson

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County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Allan Blain and Nicole Blain, Husband and Wife, from RSD 27th Ave, LLC, a Tennessee limited liability company by Special Warranty Deed dated December 22, 2020, and recorded on January 6, 2021, and of record as Instrument No. 20210106-0002303, in the Register's Office of Davidson County, Tennessee.

This improved property more commonly known as 516 27th Avenue North, Unit 4, Nashville, Tennessee 37209.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 2 day of July, 2025.

GRANTOR: ALLAN BLAIN

SIGNER: Allan Blain

GRANTOR: NICOLE BLAIN

SIGNER: Nicole Blain

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STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Allan Blain and Nicole Blain** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 2 day of July, 2025.

Crystal D Jones
Notary Public

5-22-2029
My Commission Expires

CRYSTAL D JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires
May 22, 2028

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 July 2, 2025.

Affiant Signature

7/7/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

