Karen Johnson Davidson County
Batch# 1332059 DEEDQC
10/08/2025 02:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251008-0080445

Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

MICHELLE CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-04-2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 4 day of October, 2025.

Notary Public

My commission expires: 10/4/27

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Blue Ridge Homes, LLC, Series 21	New Owner	091110E00200CO (Tract One) & 09107033700 (Tract Two)
700 51st Avenue N	700 51st Avenue N	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DRVN, LLC, a Tennessee limited liability company," GRANTOR(S)", by these presents, does hereby quitclaim and convey unto BLUE RIDGE HOMES, LLC, SERIES 21, a Tennessee limited liability company, "GRANTEE(S)", his/her/their/its successors, heirs and assigns all of his/her/their/its rights, title and interests in and to a certain tracts or parcels of land in Davidson County, Tennessee, to-wit:

Tract One:

Land in Davidson County, Tennessee, being Unit B, Plan of Indiana at Morrow Cottages, as shown on Exhibit B to the Declaration of Covenants, Conditions, and Restrictions, of record in Instrument No. 20150203-0010173, Register's Office of Davidson, County, Tennessee, to which reference is hereby made for a more particular description.

Tract Two:

Land in Davidson County, Tennessee, being Lot No. 802, Block 135, Plan No. 1, West Nashville Annex, of record in Book 57, Pages 74 & 75, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Tract One and Tract Two being the same property conveyed to DRVN, LLC, by Quitclaim Deed from Blue Ridge Homes, LLC, Series 21, dated 8/28/25 of record in Instrument No. 20250904-0070558, Register's Office of Davidson County, Tennessee.

Tract One is improved property bearing the street address of 806 Morrow Road, Nashville, TN 37209.

Tract Two is improved property bearing the street address of 4901 Michigan Avenue, Nashville, TN 37209.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto. Legal description taken from prior deed of record.

WITNESS my/our hand(s) this 6 day of October, 2025.

DRVN, LLC

BY: _____

MARK A. HAYES

ITS: MEMBER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mark A. Hayes, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of DRVN, LLC, a Tennessee limited liability company, and that he is authorized by DRVN, LLC, to execute this instrument on its behalf.

Witness my hand and official seal at office this 6 day of October, 2025.

My commission expires: 10/4/27

_____
NOTARY PUBLIC

MICHELLE CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/6/2025 (date of document).

Jennifer Russell
Affiant Signature

10/8/2025
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

