Karen Johnson
Batch # 1386584
02/27/2026 02:34:19 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260227-0015756

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Bluebird Commercial Holdings, LLC 313 Bluebird Drive, Suite B Goodlettsville, TN 37072	NEW OWNER	34-1-A-2.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Celisa M. Ellis** "the Grantor," conveys and quitclaims unto **Bluebird Commercial Holdings, LLC, a Tennessee limited liability company** "the Grantee," all of Grantors' interest in the following described real estate in Davidson County, Tennessee:

Being a certain commercial condominium situated within Davidson County, Tennessee, being Unit A, and the appurtenant interest in the common elements of Rivergate Professional Building, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed for Rivergate Professional Building, of record in Book 10222, page 752, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the site-plan attached as exhibit to said Master Deed. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Rivergate Professional Building, provided in said Master Deed, together with the By-Laws and Association Agreement appended to said Master Deed, the aforementioned site-plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Celisa M. Ellis, by Quitclaim Deed from Willie C. Scarbrough dated September 20, 2019, and recorded on September 27, 2019, in Instrument No. 20190927-0098505 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and

DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 27th day of February, 2026.

_____(SEAL)
Celisa M. Ellis

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/27/2026
SUMNER COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, **Celisa M. Ellis**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of February, 2026.

Chasity Petty
Notary Public
My commission expires: 9/27/26

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

_____
(Affiant)

Chasity Petty
Notary Public My commission expires: 9/27/26

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/27/2026
SUMNER COUNTY