Karen Johnson Davidson County
Batch# 1396403 DEEDQC
03/24/2026 08:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260324-0023119

Prepared by and Return to:
Hywater Title
836 North Thompson Lane
Ste 2B
Murfreesboro, TN 37129

EMMA NIEMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/17/2029
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

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

Affiant

Subscribed and Sworn before me this 20 day of March, 2026.

Notary Public
My commission expires: 03/17/2029

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Blade and Devizalez Holdings, LLC, a Tennessee Limited Liability Company **7021 Burnt Knob Rd.** **Murfreesboro, TN 37129**	The same	091-06-0-202.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof are hereby acknowledged, **EverRock Development, LLC, a Tennessee Limited Liability Company,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Blade and Devizalez Holdings, LLC, a Tennessee Limited Liability Company,** hereinafter the Grantee(s), all of Grantor's right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the Westerly 1.2 feet of Lot 1415, all of Lot No. 1417 and the Easterly 11.4 feet of Lot No. 1419, Block 41 on the PLAN OF 2 OF WEST NASHVILLE of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 1415, all of Lot No. 1417 and part of Lot No. 1419, front together 37.6 feet on the Northerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to the alley.

Being the same property conveyed to EverRock Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Amaris Avant and Allison Avant f/k/a Allison Rogers, a married couple, dated January 22, 2025, and recorded January 24, 2025 in Instrument No. 20250124-0005779, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This property is [X] improved [ ] unimproved property known as **5510 Pennsylvania Avenue, Nashville, TN 37209.**

Witness my hand this 20 day of March, 2026.

Vance Percy Blade

Joselin Danitsa Blade

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Emma Nieman of the state and county mentioned, personally appeared Vance Percy Blade and Joselin Danitsa Blade of EverRock Development, LLC a Tennessee Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be members of EverRock Development, LLC a Tennessee Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such Vance Percy Blade and Joselin Danitsa Blade as such members executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liabilty Company as members.

Witness my hand and seal, at office, this 20 day of March, 2026.

Emma Nieman
Notary Signature
My commission expires: 03/17/2029

EMMA NIEMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/17/2029
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **03/20/2026** (date of document).

Jami K Averwater

Affiant Signature

03/23/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **23rd** day of **March**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

