Karen Johnson Davidson County
Batch# 1397209 DEEDQC
03/24/2026 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260324-0023487

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client without benefit of title search.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Laura Calin 9 JONES CIRCLE OLD HICKORY, TN 37138	New Owner	P/O 044-11-0-190.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BLUEGRASS-JONES LLC, A TENNESSEE LIMITED COMPANY,** by these presents does hereby quitclaim and convey unto **LAURA CALIN,** her heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit "A" on the Plan of Homes at 405 Jones Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration for Homes at 405 jones Street in Instrument No. 20260318-0021490, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 405 Jones Street Trust dated February 6, 2025 by Quit Claim Deed from Riverwood Builders, Inc., a Tennessee Corporation of record in Instrument No. 20250220-0012578 Register's Office for Davidson County, Tennessee, dated February 10, 2025 and recorded on February 20, 2025.

Being a portion of the same property conveyed to Bluegrass-Jones LLC and Laura Calin by Warranty Deed from 405 Jones Street Trust dated February 6, 2025 of record in Instrument # 20260313-0020268, Register's Office for said county.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 13 day of March 2026.

Bluegrass-Jones LLC

By: _____
Jerry "Chip" Ikerd, Jr.
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jerry "Chip" Ikerd, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Bluegrass-Jones LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of March, 2026.

_____
Notary Public

QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-16-2029

My Commission Expires: 10/16/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 13th day of March 2026.

_____
Affiant

My commission expires:
(Affix Seal)

_____
Notary Public

QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-16-2029

Tennessee Certification of Electronic Document

I, Stefan T. Morris, 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 March 13. 2026

Affiant Signature

24th day of March, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028