Karen Johnson Davidson County
Batch# 1411912 DEEDQC
04/27/2026 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260427-0036602

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:	ADDRESS OF NEW OWNER:	MAP-PARCEL NO.:
Bluegrass Capital Group LLC	Bluegrass - Rosedale LLC	118-03-0-035.00 118-03-0-036.00
1224 2nd Ave S, Ste 401	1224 2nd Ave S, Ste 103	RELEASE OF ASSIGNMENT OF LEASE: N/A
Nashville, TN 37210	Nashville, TN 37210	SEND TAX BILLS TO:
GRANTOR:	**GRANTEE:**	Bluegrass - Rosedale LLC
Bluegrass Capital Group LLC	Bluegrass - Rosedale LLC	Bluegrass - Rosedale LLC 1224 2nd Ave S, Ste 103 Nashville, TN 37210

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Bluegrass Capital Group LLC, a Tennessee limited liability company ("Grantor"), hereby quitclaims and conveys unto Bluegrass - Rosedale LLC, a Tennessee limited liability company ("Grantee"), all of Grantor's right, title, and interest only, and without warranty of title, in and to the following described real property situated in Davidson County, Tennessee:

Parcel 1: 560 Rosedale Avenue, Nashville, Tennessee 37211 (Map-Parcel No. 118-03-0-036.00).

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Melrose Heights Subdivision, as of record in Plat Book 1835, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Current derivation clause: Being the same property conveyed to Bluegrass Capital Group, LLC by Warranty Deed from Martin Hayes and Evangelie Hayes, dated February 20, 2019, and recorded February 21, 2019, as Instrument No. 20190221-0015982, Register's Office for Davidson County, Tennessee.

Parcel 2: 562 Rosedale Avenue, Nashville, Tennessee 37211 (Map-Parcel No. 118-03-0-035.00).

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Melrose Heights Subdivision, as of record in Plat Book 1835, Page 11, Register's Office for Davidson County, Tennessee. Said Lot No. 4 fronts 65 feet along the northerly right of way of Rosedale Avenue, and extends back northerly, between parallel lines, 155 feet, said lot being 65 feet on the rear line.

Current derivation clause: Being the same property conveyed to Bluegrass Capital Group, LLC by Warranty Deed from Gregory Doss, an unmarried man, dated July 11, 2025, and recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20250715-0055677.

This deed conveys Grantor's interest only. This deed does not warrant title. This conveyance is made subject to all restrictions, easements, covenants, rights of way, and other matters of record affecting the property.

GRANTOR:

Bluegrass Capital Group LLC

By: Jerry S. Ikerd, Authorized Signer

7/12/25
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the state and county aforesaid, personally appeared Jerry S. Ikerd, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is the Authorized Signer of Bluegrass Capital Group LLC, the within named Grantor, and that he as such Authorized Signer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as Authorized Signer.

Witness my hand and official seal, this 7th day of July, 2025.

RONALD EDWARD HAINES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public: _____

My Commission Expires: _____ My Commission Expires October 28, 2028

OATH OF CONSIDERATION

I, Jerry S. Ikerd, being duly sworn, depose and say that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $0.00.

Subscribed and sworn to before me this 7th day of July, 2025.

Jerry S. Ikerd, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the state and county aforesaid, personally appeared Jerry S. Ikerd, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is the Authorized Signer of Bluegrass Capital Group LLC, the within named Grantor, and that he as such Authorized Signer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as Authorized Signer.

Witness my hand and official seal, this 7th day of July, 2025

RONALD EDWARD HAINES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public: _____

My Commission Expires: _____ My Commission Expires October 28, 2028

Tennessee Certification of Electronic Document

I, Steven 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 April 20. 2026

Affiant Signature

27th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

