Karen Johnson Davidson County
Batch# 1416829 DEEDQC
05/06/2026 02:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260506-0040918

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of March, 2026.

Notary Public

MY COMMISSION EXPIRES: 05-08-2029
(AFFIX SEAL)

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-593

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
BLUE HORIZON PROPERTIES, LLC	Same as owner	082 09 0J 306.00
(NAME) 5 Carmel Lane	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **KLW PARTNERS, LLC, a Tennessee Limited Liability Company** , (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **BLUE HORIZON PROPERTIES, LLC, a Tennessee Limited Liability Company**, (the "**Grantee**"), its successors and assigns, all of its right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 306 Van Buren Street, Nashville, TN 37208.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 3rd day of March, 2026.

GRANTOR:

KLW PARTNERS, LLC,
a Tennessee Limited Liability Company

By: _____
Jason Wilkins, Member

By: _____
Erin Wilkins, Member

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jason Wilkins and Erin Wilkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Members of KLW PARTNERS, LLC, a Tennessee Limited Liability Company, and being duly authorized, executed the foregoing instrument for the purposes therein contained, by signing in their capacity as Members.

WITNESS my hand, at office, this 3 day of March, 2026.

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

_____
Notary Public

My Commission Expires: 5-08-2029

GRANTOR:

KLW PARTNERS, LLC,
a Tennessee Limited Liability Company

By: _____
Aaron Wilkins, Member

STATE OF CA)
COUNTY OF CONTRA COSTA)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Aaron Wilkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Members of KLW PARTNERS, LLC, a Tennessee Limited Liability Company, and being duly authorized, executed the foregoing instrument for the purposes therein contained, by signing in their capacity as Members.

WITNESS my hand, at office, this 2nd day of March, 2026.

_____
Notary Public

My Commission Expires: Oct 9, 2026

NEELIMA MITTAPALLI
COMM # 2420332
CONTRA COSTA County
California Notary Public
Comm Exp Oct. 9, 2026

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 306 on the Master Deed establishing the Morgan Park Place East Condominiums, a horizontal property regime, created under Title 66, Chapter 27, Sections 101-103, et seq, as amended, Tennessee Code Annotated, and as established by Master Deed of record in Instrument No. 20050831-0104621, amended in Instrument No. 20051110-0136248, further amended in Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740 and Instrument No. 20100622-0048863, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the map of the Nashville Horticultural Society Plan, of record in Plat Book 2, Page 30, Chancery Court at Nashville, Tennessee.

Being the same property conveyed to David Gustafson, a married man, as his sole and separate property, by Warranty Deed from James Todd, a married man, of record in Instrument No. 20160928-0102067, in the Register's Office of Davidson County, Tennessee, dated September 26, 2016 and recorded on September 28, 2016.

Being the same property conveyed to KLW PARTNERS, LLC, a Tennessee limited liability company, by Warranty Deed from David Gustafson, a married man, of record in Instrument No. 20210408-0046751, in the Register's Office of Davidson County, Tennessee, dated April 6, 2021.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 3, 2026.

Affiant Signature

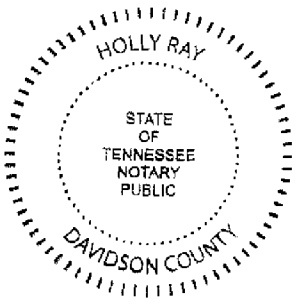
May 6, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of May, 2026.



Notary's Signature

My Commission Expires: 03/09/27