Karen Johnson Davidson County
Batch# 1426433 DEEDQC
05/28/2026 02:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260528-0048464

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
BLUE HORIZON NASHVILLE LLC, A TENNESSEE LIMITED LIABILITY COMPANY (NAME)	**NEW OWNER** (NAME)	**092 10 0N 019.00**
700 W. BRIAR DR. WASILLA, AK 99654 (ADDRESS)	**700 W. BRIAR DR. WASILLA, AK 99654** (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20TH day of May, 2026, the undersigned, **JARED EDGAR, AND AMANDA EDGAR, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **BLUE HORIZON NASHVILLE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, having an address of **2910 FELICIA STREET, #19, NASHVILLE, TN 37209** and more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 19, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for RUDY AT CITY HEIGHTS, a Horizontal Property Regime with Private Elements of record as Instrument No. 20191001-0100198, as amended in Instrument No. 20191025-0109452 and being shown on Plat attached hereto as Exhibit "B", 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 the same property conveyed to Jared Edgar and Amanda Edgar, husband and wife, by Warranty Deed from 2910 Felicia St Unit 19, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20260406-0027340, in the Register's Office of Davidson County, Tennessee, dated April 1, 2026 and recorded on April 6, 2026.

Being the same property conveyed to 2910 Felicia St Unit 19, LLC, a Tennessee limited liability company, by Quitclaim Deed from Abdul Moiz Hafiz, a married man, of record in Instrument No. 20251030-0086527, in the Register's Office of Davidson County, Tennessee, dated October 28, 2025 and recorded on October 30, 2025.

This improved property more commonly known as 2910 Felicia Street, #19, Nashville, TN 37209.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 20th day of May, 2026.

GRANTOR: JARED EDGAR

STATE OF ALASKA)
COUNTY OF Matanuska Susitna Borough)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JARED EDGAR**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of May, 2026.

Notary Public

5/13/29
My Commission Expires

GRANTOR: AMANDA EDGAR

OFFICIAL SEAL
Mason Whiteley
Notary Public-State of Alaska
My Comm. Expires: 05/13/2029

STATE OF ALASKA)
COUNTY OF Matanuska Susitna Borough)

Personally, appeared before me, a Notary Public of the aforesaid authority, **AMANDA EDGAR,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that she executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of May, 2026.

OFFICIAL SEAL
Mason Whiteley
Notary Public-State of Alaska
My Comm. Expires: 05/13/2029

Notary Public

5/13/29
My Commission Expires

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 May 20th, 2026

Affiant Signature

5/20/2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 20 day of May, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY