AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 528498931-54166534

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 08700007400

Karen Y Johnson Davidson County
Batch# 139687 DEEDQC
09/11/2018 12:37:29 PM 4 pgs
Fees: $22.00 Taxes: $0.00



20180911-0089985

QUIT CLAIM DEED

THIS DEED made and entered into on this 7 day of September, 2018, by and between LD CONSULTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, a mailing address of 3888 Hartsville Pike, Lebanon, TN 37087, hereinafter referred to as Grantor(s) and AMERICANA BIRDS AND BEES, LLC, a mailing address of 246 Quad Oak Drive, Mt. Juliet, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 4329 Central Pike, Hermitage, TN 37076

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to LD CONSULTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FROM GAIL JOHNSON in a prior Deed recorded under DOCUMENT NO. 20150810-0079784, recorded on 08/10/2015 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 08700007400

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

LD CONSULTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

SIGNATURE: Dwight Holland

PRINT NAME: James Dwight Holland

TITLE: Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, Alan Herd, a Notary Public, of the state and county mentioned, personally appeared James Holland, 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 president (or other officer authorized to execute the instrument) of LD CONSULTING, LLC, the within named bargainer and that such president or officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Donelson, this 7th day of September 2018.

Alan Herd
Notary Public
My Commission expires: 5-3-21



VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 7th day of September, 2018.

Notary Public
My Commission Expires: 5.3.21



Name and address for person(s) responsible for taxes:

Americana Birds and Bees, LLC
246 Quad Oak Drive
Mt. Juliet, TN 37076

Name and address of property owner:

Americana Birds and Bees, LLC
246 Quad Oak Drive
Mt. Juliet, TN 37076

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE AND DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. SIX ON THE UNRECORDED PLAN OF THE DIVISION OF THE CHARLES ROWLETT AND WIFE PROPERTY, A PLAT BY JOHN D. MCCORMICK, DATED NOVEMBER 5, 1989, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. SIX BEGINS AT A CEDAR TREE IN THE WESTERLY MARGIN OF MELVIN ROAD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF LOT NO. 5; THENCE LEAVING THE WESTERLY MARGIN OF MELVIN ROAD S 63 DEGREES 00' 48" W 214 FEET TO A POINT IN DRY FORK CREEK, THENCE S 44 DEGREES 04' 04" W 532.0 FEET TO AN IRON PIN, THENCE S 1 DEGREE 52' 53" W 123.05 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF CENTRAL PIKE, THENCE FOLLOWING THE SOUTHERLY MARGIN OF CENTRAL PIKE N 87 DEGREES 54' 20" W 330.25 FEET TO AN IRON PIN, THENCE LEAVING THE SOUTHERLY MARGIN OF CENTRAL PIKE N 5 DEGREES 28' 40" E 676.15 FEET TO AN IRON PIN, THENCE S 84 DEGREES 18' 20" E 834.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.64 ACRES, MORE OR LESS.

EXCLUDED TRACT:
INCLUDED IN THE ABOVE-DESCRIBED PROPERTY, BUT SPECIFICALLY EXCLUDED FROM THE CONVEYANCE IS THAT TRACT OF LAND WHICH WAS CONVEYED TO MICHAEL STILLMAN, UNMARRIED, BY WARRANTY DEED FROM GAIL JOHNSON, UNMARRIED, RECORDED IN DEED BOOK 9766, PAGE 157, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH DEED REFERENCE IS MADE FOR A COMPLETE DESCRIPTION OF THE EXCLUDED TRACT.

APN: 08700007400

PROPERTY COMMONLY KNOWN AS: 4329 CENTRAL PIKE, HERMITAGE, TN 37076