Karen Johnson Davidson County
Batch# 231128 DEEDQC
05/16/2019 04:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190516-0046449

This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
LAH LLC **712 REBEL ROAD** **OLD HICKORY, TN 37138-1024**	**To New Owner**	**087 00 0 074.00**

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **AMERICANA BIRDS AND BEES, LLC** for and in consideration of ten and 00/100 ($10.00) Dollars, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does remise, release and forever quitclaim unto **LAH LLC**, its successors and assigns, all right, title and interest owned by the undersigned in a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

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.

Being the same property conveyed to Americana Birds and Bees, LLC by deed from LD Consulting, LLC of record as Instrument No. 20180911-0089985 in the Register's Office for Davidson County, Tennessee.

This property is commonly known as:
4329 CENTRAL PIKE, HERMITAGE, TN 37076

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 15 day of May, 2019.

Notary Public

IN WITNESS WHEREOF I have hereunto set my hand on this the 15 day of May, 2019.

AMERICANA BIRDS AND BEES, LLC
By: Jeffrey Holland
Its: Chief Manager

KAYLEE MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Holland on behalf of Americana Birds and Bees, LLC, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained and had authority on behalf of the LLC to do so.

Subscribed and sworn to before me this 15 day of May, 2019.

Notary Public

KAYLEE MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

TONI RUTGERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 10th day of May, 2019 personally appeared before me, Rebecca R. Waynick, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JUNE 25, 2019