**THIS INSTRUMENT PREPARED BY:**
Lighthouse Title and Escrow, LLC
301 S. Perimeter Park Drive #125
Nashville, TN 37211

**Address New Owner(s)**
Makai construction, LLC.
P.O. Box 680854
Franklin, TN 37068

**Send Tax Bills To:**

New Owner

**Map & Parcel No.:**
**105-01-0-250.00**

Karen Johnson Davidson County
Batch# 553185 **DEEDQC**
01/13/2021 09:57:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210113-0005803

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Appalachian cultivation funds LLC a Wyoming Limited Liability Company** ("Grantor/Grantors") hereby quitclaim and convey unto **Makai Construction, LLC., a Tennessee Limited Liability Company** ("Grantee/Grantees"), it's successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land located in **Davidson** County, Tennessee and described as follows:

Being Lot No. 5 on the Plan of the Re-subdivision of part of Lots 2-10 Cotton & Moores Subdivision of record in Book 4350, Page 167, in the office of the Register of Deeds for Davidson County, described more fully as follows:

Beginning at a point in the southerly margin of Edgehill Avenue; at the common corner of Lot Numbers 4 and 5, thence with the margin of said Avenue, easterly 37 feet to a point in the westerly margin of 14th Avenue South; thence with the same southerly 103.98 feet to a point in the northerly margin of an alley; thence with the same westerly 57.77 feet to a common rear corner of Lots 4 and 5; thence with the line between said lots northerly 129.9 feet to the point of beginning.

Together with that portion of Alley No. 396 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 71-1463 of record in County Clerk's Office for said County.

Said alley being further described in a Survey of Benny M. Cantrell TN RLS 1638 as follows:

Beginning at a point located along the westerly Right-of-Way line of 14th Avenue South, said point being the southeasterly corner of Lot 5 as shown on the Plan of Cotton & Moores Subdivision, a Re-subdivision of part of Lots 2 through 10, as of record in Plan Book 4350, Page 167, Register's Office for Davidson County, Tennessee, and being the northeasterly corner of the herein described tract,

Thence, with the westerly Right-of-Way line of 14th Avenue South S 9 deg. 45 min. 33 sec. W, 7.50 feet to an iron rod (new w/Tenn 1638 cap),

Thence, leaving said Right-of-Way line with the dividing line of closed Metro Alleyway #396 N 82 deg. 32 min. 27 sec. W, 57.54 feet to an iron rod (new w/Tenn 1638 cap),

Thence, leaving said dividing line N 7 deg. 27 min. 33 sec. E, 7.5 feet to a point,

Thence, with the southerly line of the aforementioned Lot 5 on the plan of Cotton & Moores Subdivision S 82 deg. 32 min. 27 sec. E, 57.84 feet to the point of beginning, containing 432 square feet, or 0.01 acre, more or less.

Being the same property conveyed to Appalachian Cultivation Fund, LLC from Darrell McEachron, individually and Darrell McEachron, Trustee of the 1401 Edgehill Trust, by Warranty Deed on November 20, 2020, of record in Instrument Number 20201124-0137658, Register's Office for Davidson County, Tennessee.

This is improved property known as 1401 Edgehill Avenue Nashville, TN 37212

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

**IN WITNESS WHEREOF**, the Grantor has (Grantors have) caused this instrument to be executed on this 11 day of Jan, **2021**.

**Appalachian Cultivation Funds, LLC**

**Judith C. Jacobs, authorized signor**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11 day of Jan, 2021, before me, the undersigned, personally appeared **Judith C. Jacobs**, to me known ( or who proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the aughorized signor of Appalachian cultivation funds, LLC., the within named bargainor, a limited liability company, and that as such authorized signor executed the foregoing instrument for the purpose therein contained, by personally signing the name of Appalachian cultivation funds, LLC as Authorized signor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 9.20.2022

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE )

COUNTY OF Davidson )

The actual consideration for this transfer is $00.00.

AFFIANT

Subscribed and sworn to before me, this 11 day of Jan, 20 21

NOTARY PUBLIC

My Commission Expires: 9. 20. 2022

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY