THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2021-0603	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $* 5000.00 *Affiant* Sworn to and subscribed to before me this 5 day of April 2021. *Notary Public* *My commission expires:* 10-20-2024

BROOKE BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024

Name and Address of New Owner: Rod VanWagoner 11606 Twin Square Way Franklin TN 37067	Karen Johnson Davidson County Batch# 607636 DEEDQC 04/06/2021 01:40:30 PM 2 pgs Fees: $13.00 Taxes: $18.50 20210406-0045042
Send Tax Bills To: Owner	
Street Address of Subject Property: 1740 21st Ave N Nashville, TN, 37208	**Parcel ID:** 081-11-0-105.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **American Dirt, LLC, a Tennessee limited liability company**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Rod VanWagoner, a married person,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being the northerly part of the westerly part of Lot No. 264, on the map of subdivision of Lot No. 5 of the Bosley Lands allotted to J. M. Harding, as of record in Book 38, page 431, Register's Office for Davidson County, Tennessee, also being a part of Lot No. 7 on the Plat of Cato's Subdivision of part of Lots No. 260 264 in J. M. Harding's Addition, as of record in Book 547, page 17, said Register's Office, described as follows:

Beginning on the easterly margin of 21st Avenue North at the corner of Lots Nos. 264 and 265; thence with the line between said two lots, eastwardly 118 feet to the westerly margin of an

alley; thence with said alley southwardly 42.5 feet to the northeast corner of the property conveyed to Hillard I. Walker and wife, by deed from Hollis Feigenbaum et al, of record in Book 1341, page 631, said Register's Office; thence with Walker's northerly line westwardly 118.5 feet to the easterly margin of 21st Avenue North, thence with said Avenue northwardly 38.3 feet to the beginning.

Being the same property conveyed to American Dirt, LLC by Warranty Deed of Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20210329-0040659, Register's Office for Davidson County, Tennessee.

WITNESS my hand this 5 day of April, 2021.

Grantor – American Dirt, LLC, a Tennessee limited liability company

By: _____
Title – Owner

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clayton B Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

WITNESS my hand and seal at office, this 5th day of April, 2021.

_____
NOTARY PUBLIC

My commission expires: 7-20-2024

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and or 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

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2024