Karen Johnson Davidson County
Batch# 688208 DEEDQC
08/02/2021 09:31:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210802-0103302

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd Ste 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this 7 day of July 2021.

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My commission expires: 6-23-25

Address of New Owner:	Send Tax Bills to:	Tax Information
Grandscale Investments Group, LLC 2624 Jenkins St Nashville, TN 37208	New Owner	081-06-0-124.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **April Wiggins**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Grandscale Investments Group, LLC,** Grantee(s), the heirs, successors, and/or assigns, their entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the map entitled the Plan of Cumberland Gardens, Section Five, of record in Book 3300, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sold Ground Management, LLC, by Warranty Deed from Orlando R. Westbrooks and wife, Shelia A. Westbrooks dated September 8, 2011 of record as Instrument No. 20110909-0070212, Register's Office for Davidson County, Tennessee. Said Warranty Deed having been corrected by Scrivener's Affidavit dated February 10, 201 of record as Instrument No. 20120217-0014316, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed April Wiggins by Quitclaim Deed from Solid Ground Management, LLC dated April 4, 2014 of record as Instrument No. 20140404-0028284, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to April Wiggins by Quitclaim Deed from Solid Ground Management, LLC dated December 13, 2016 of record as Instrument No. 20161215-0131471, Register's Office for Davidson County, Tennessee.

This property is improved property known as **2624 Jenkins St Nashville, TN 37208**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises. **The information above was provided by the parties and no title search was done to determine its accuracy.**

WITNESS my hand this the 7 day of July 2021.

April Wiggins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **April Wiggins,** the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 7 day of ~~June~~ July, 2021.

Notary Public

My Commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD