Karen Johnson Davidson County
Batch# 764203 DEEDQC
12/01/2021 10:16:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211201-0158505

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		The Wylde East, LLC 1215 Emmett Avenue Nashville, TN 37206

Order Number: 300632-TN-D1

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Tryg Littlefield, married to Bitsy D. Littlefield, and Chad Kneller and Jaree Kneller, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **The Wylde East, LLC, a Tennessee Limited Liability Company,** whose address is 1215 Emmett Avenue. Nashville, TN 37206, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being part of Lot No. 1 of Block "A" on the Map of Tim H. Moore's Subdivision as of record in Book 332, Page 107, Register's Office for said County and being known as Lot No. 2 on the unrecorded Map showing the re-subdivision ofa part of said Block "A" and described as follows:

Beginning at a point in the East margin of Emmett Avenue, 469.5 feet North of the North margin of West Greenwood Avenue; thence Eastwardly 146.5 feet, more or less, to a point: thence Northwardly 57.5 feet to a point, which is 115 feet South of the South margin of an alley; thence Westwardly 150 feet, more or less, to the East margin of Emmett Avenue, which point is likewise 115 feet South ofthe south margin of said alley: thence Southwardly 57.5 feet to the point of begimung.

Be the same more or less, hut subject to all legal highways.

BEING the same which David hunter, Executor of the Estate of Buel Ersel Hunter, Jr. by Deed dated September 1, 2020 and recorded September 14, 2020 in the County of Wilson, State of Tennessee in 20200914-0104226 conveyed unto Tryg S. Littlefield and Bitsy D. Littlefield.

Parcel ID: 072 13 0 363.00

Commonly Known As: 1215 Emmett Avenue, Nashville, TN

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 072 13 0 363.00
Street address of property: 1215 Emmett Avenue, Nashville, TN 37206
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 202009140104226 in the Register's Office, Davidson County, Tennessee.

Signed this 14th day of October, 2021.

Signature of Grantors (1 and 2 of 4):

Tryg Littlefield

Bitsy D. Littlefield

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 14th day of October, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Tryg Littlefield and Bitsy D. Littlefield, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public
Commission Expires: 12/21/2024

DIONNE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Signed this 14 day of October, 2021.

Signature of Grantors (3 and 4 of 4):

Chad Kneller
Chad Kneller

Jaree Kneller
Jaree Kneller

STATE OF Tennessee, COUNTY OF Rutherford, SS:

BE IT REMEMBERED That on this 14th day of October, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Chad Kneller and Jaree Kneller, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

DECARLA L BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 6/15/2024

Property Address: 1215 Emmett Avenue, Nashville, TN 37206
Tax Parcel: 072 13 0 363.00

Oath of Consideration

I or we, Bitsy Littlefield Tryg Littlefield the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00 .

Signed this 14th day of October, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 14th day of October, 2021

Notary Public

Commission Expires: 12/21/2024

DIONNE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Property Address: 1215 Emmett Avenue, Nashville, TN 37206
Tax Parcel: 072 13 0 363.00

Chad Kneller Oath of Consideration

I or we, Jaree Kneller, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $106,747.42

Signed this 14 day of October, 2021.

Signatures of Affiant(s):
Chad Kneller
Jaree Kneller

Sworn and subscribed before me this 14th day of October, 2021

Notary Public

DECARLA L BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 6/15/2024

Tennessee Certification of Electronic Document

I, Matthew Jensen, 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 on November 12, 2021.

Signature

November 12, 2021

Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino

Personally appeared before me, Melyssa Sharples, a notary public for this county and state, Matthew Jensen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 12 day of November, 2021.

Notary's Signature

My Commission Expires: 09-20-2022

Notary Seal

MELYSSA SHARPLES
COMM. #2258943
Notary Public - California
San Bernardino County
My Comm. Expires Sep. 20, 2022

NRO1 NRO1

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