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| ***THIS INSTRUMENT PREPARED BY:***<br>***Yvette L. Meldrum, Attorney at Law***<br>**Mid-State Title & Escrow, Inc.**<br>*Royal Oaks Trade Center*<br>*128 Holiday Court, Suite 125*<br>*Franklin, TN 37067*<br>*(615) 790-3156*<br><br>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. 2021-2194<br><br>Karen Johnson Davidson County<br>Batch# 785593 DEEDQC<br>01/05/2022 03:22:30 PM 2 pgs<br>Fees: $12.00 Taxes: $0.00<br>20220105-0002312 | *STATE OF TENNESSEE]*<br>*COUNTY OF WILLIAMSON]*<br><br>*The actual consideration or value, whichever is greater, for this transfer is $-0-.*<br><br>*Affiant*<br><br>Sworn to and subscribed to before me this 23 day of Dec. 20 21.<br><br>*Notary Public*<br>*My commission expires:* 4-13-25 |

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

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| **Name and Address of New Owner**:<br>MBO11 Holdings, GP<br>2306 Cruzen Street<br>Nashville, TN 37211 | |
| **Send Tax Bills To:**<br>Owner | |
| **Street Address of Subject Property:**<br>1740 21st Ave N<br>Nashville, TN, 37208 | **Parcel ID:**<br>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, **Rod VanWagoner, married**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **MBO11 Holdings, GP,** 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:

Being the northerly part of the Westerly part of Lot No. 264, on the map of the 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 Nos. 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 Rod VanWagoner, a married man by Quitclaim deed from American Dirt, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210406-0045042 Register's Office for Davidson County, Tennessee, dated April 05, 2021 and recorded on April 06, 2021.

This property is not now, nor has it ever been Grantor's primary residence.

**WITNESS** my hand this 23 day of Dec., 20 21.

**Grantor – Rod Van Wagoner**

**STATE OF TENNESSEE]**
**COUNTY OF WILLIAMSON]**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Rod Van Wagoner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal at office, this 23 day of Dec., 20 21.

**NOTARY PUBLIC**

**My commission expires:** 7-20-2024

STATE OF TENNESSEE NOTARY PUBLIC YVETTE LYN MELDRUM WILLIAMSON COUNTY 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 original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Dec. 23, 2021.

Affiant Signature

Dec. 23, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of Dec. 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025