Karen Johnson Davidson County
Batch# 1176105 DEEDQC
09/03/2024 08:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240903-0067204

Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel No.:
Makai Construction LLC P.O. Box 680-854 Franklin, TN 37068	New Owner	069-11-0-055.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **APPALACHIAN CULTIVATION FUND, LLC, A WYOMING LIMITED LIABILITY COMPANY,** hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **MAKAI CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Landy lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Tract No. 2: An unimproved tract of 5 acres, more or less, shown as Metro property Map No. 69-11, parcel No. 55, as described:

Being a tract of land in the thirteenth (13th) Civil District of said County, and part of the M. W. Brown Farm of record in Book 1733, page 231, said Register's Office for Davidson County, Tennessee, and according to a survey by Geo. W. Watkins, Surveyor, October 19, 1949, and revised January 27, 1950, being Tract #3 of said plan, described as follows:

Beginning at a point in the north margin of a 25-foot Lane and in the southern boundary of a tract of land owned by K. Gardner of record in Book 1640, page 11, R.O.D.C., TN, said point being the northeasterly corner of Tract #3 and the western most point of Tract #4 of said Plan and being South 49 deg. 15 min West 666 feet from the center of the Old Hydes Ferry Pike; thence with the line between Tract #3 and #4, South 18 deg. 15 min. East 450 feet to an iron pin, the common corner of Tract 2, 3, and 4 and being in the northerly line of tract of land conveyed to Richard Marvels of record in Book 1807, page 558, said Register's Office; thence with Marvels northerly line, S 80 deg. 30 min W 578.8 feet to the center line of the Tennessee Central Railroad right-of-way; thence with the center of said Railroad R/W with a 3 deg. curve 172 feet to a point; thence North 27 deg. 30 min. West 300 feet to a point in the center of said Railroad R/W; thence North 80 deg. 30 min. East 650 feet along the southern boundary of said Gardner tract to point of beginning, containing 6.44 acres, more or less, including but excluding that part of the Tennessee Central Railroad R/W and a 25 foot lane along the northern boundary of the land herein described.

Included with the foregoing description but excluded from this parcel at the death of Lora B. McCall is that portion of the land conveyed to Jerry Kertchaval and wife, on August 10, 1954, by deed of record in Book 2294, page 151, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Appalachian Cultivation Fund, LLC, a Wyoming limited liability company, by Warranty Deed from Edgar James Utley IV, Trustee of the 2012 Utley Trust of record as Instrument No. 20170123-0006869, dated January 20, 2017, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is unimproved property known as 0 Emerald Court, Nashville, TN 37218. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such

limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of August, 2024.

Grantor:

Appalachian Cultivation Fund, LLC,
A Wyoming limited liability company

By: _____
Name: Jacob Stock
Title: Member

By: _____
Name: Arlena Stock
Title: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jacob Stock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member (or other officer authorized to execute the instrument) of Appalachian Cultivation Fund, LLC, a Wyoming limited liability company, the within named bargainor, and that such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 30th day of August, 2024.

_____
Notary Public

My Commission expires: 1/20/2025

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 20, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Arlena Stock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member (or other officer authorized to execute the instrument) of Appalachian Cultivation Fund, LLC, a Wyoming limited liability company, the within named bargainor, and that such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 30th day of August, 2024.

_____
Notary Public

My Commission expires: 1/20/2025

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 20, 2025

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00 .

Hillary Torrence
AFFIANT

Sworn to and subscribed before me, this this 30th day of August, 2024.

Notary Public

My Commission Expires: 1/20/2025

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 20, 2025

True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on Aug 30, 2024.

Signature

8/30/2024
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Aug 30, 2024
Date

My Commission Expires: 1/20/2025

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 20, 2025