This Instrument Was Prepared By
Joseph N. Barker, Esq.
PO Box 23830
808 Broadway
Nashville, TN 37202

Send Tax Bills To
Nathaniel W Barker
PO Box 22951
Nashville, TN 37202

Map-Parcel Nos
105 160 14 100

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, the undersigned Horticulture Solutions, LLC, a Tennessee Limited liability company (hereinafter referred to as the "Grantor") hereby quitclaims the property described in attached Exhibit "A", which is hereby incorporated by reference as fully as though copied herein, (the "Property") unto Utopia Associates, LLC, a Tennessee limited liability company, (hereinafter referred to as the "Grantee") including all right, title, and interest in said Property

IN WITNESS WHEREOF, the Grantor has executed this instrument this 22 day of January, 2024.

KYLE DEMONBREUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Horticulture Solutions, LLC

By Nathaniel W Barker, Manager and Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nathaniel W. Barker, the Manager of Horticulture Solutions, LLC, the within named bargainor, who upon oath stated that he was the Manager of Horticulture Solutions, LLC the bargainor, and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of the bargainor for the purposes therein contained

WITNESS my hand, at office this the 22 day of January, 2024

Notary Public
My Commission Expires: My Commission Expires ~~November~~ 6, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10 00

Affiant

Subscribed and sworn to before me this 22 day of January, 2024

KYLE DEMONBREUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires My Commission Expires ~~November~~ 6, 2024

Karen Johnson Davidson County
Batch # 1213653 DEEDQC
12/10/2024 09 18 57 AM 2 pgs
Fees $12 00 Taxes $0 00

20241210-0095690

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot Nos. 35 & 36 on the Map of Corrine Place, of record in Plat Book 332, page 1, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to Thomas E Ford Sr and wife Suzanne S Ford, by Warranty Deed of record in Instrument No 20050422-0045289.

Being the same property conveyed to Grantor in Instrument No 20160203-0010516, RODC, Tennessee.