Karen Johnson Davidson County
Batch# 442424 DEEDWARR
07/22/2020 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20200722-0080626

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-28-2021	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$1,300,000.00.** Julie Bailey Affiant Subscribed and sworn to before me, this the 7th day of July, 2020. Carmen Coats Notary Public My commission expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HASHTAG, LLC	New Owner	091-02-0-250.00 AND 091-02-0-251.00
917 Caruthers Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TERESA A. PIRTLE AND BRUCE E. ZUPA, CO-TRUSTEES OF THE EDWARD S. ZUPA IRREVOCABLE GIFT TRUST, CREATED SEPTEMBER 22, 2000**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
HASHTAG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:
Tract No. 1:

Land in Davidson County, Tennessee, being Lot Nos. 1514 and 1516 of Block "I", Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for said County. Said part of Block "I" fronts 50 feet on the Southerly side of Virginia Avenue and runs back between parallel lines, parallel with and 110 feet East of the Easterly margin of 57th Avenue North, formerly 16th Street, 150 feet to an alley.

Tract No. 2:

Land in Davidson County, Tennessee, being Lot Nos. 1506, 1508, 1510 and 1512, the Westerly 100 feet of the Easterly 160 feet of the Northerly 150 feet of Block "I" Plan No. 2 of West Nashville, as of record in Book 57, Page 172, Register's Office for said County. Said part of Block "I" fronts 100 feet on the Southerly side of Ohio, formerly Virginia, Avenue and runs back between parallel lines, parallel with and 60 feet West of the Westerly margin of 56th Avenue North, formerly 15th Street, 150 feet to an alley.

Being the same property conveyed to Edward S. Zupa and wife, Rebecca J. Zupa, by Warranty Deed from Joe C. Eades and wife, Mai S. Eades, of record in Book 4910, Page 446, in the Register's Office of Davidson County, Tennessee, dated April 30, 1975, and recorded on May 7, 1975.

Being part of that property devised to the Trustee under the Edward S. Zupa Irrevocable Gift Trust Agreement by the Last Will and Testament of Edward S. Zupa, of record in Docket No. 07P134, in the Office of the Clerk and Master of Davidson County, Tennessee, dated September 22, 2000, and filed for record on January 23, 2007. (Copy of LWT also attached as exhibit to Executor's Deed)

Being the same property conveyed to Teresa A. Pirtle and Bruce E. Zupa, Co-Trustees of the Edward S. Zupa Irrevocable Gift Trust, created September 22, 2000, by Executor's Deed from Teresa A. Pirtle and Bruce E. Zupa, in their capacities as Co-Executors of the Estate of Edward S. Zupa, of record in Instrument No. 20180514-0045900, in the Register's Office of Davidson County, Tennessee, dated May 8, 2018, and recorded on May 14, 2018.

Said conveyance being amended by that certain Scrivener's Affidavit of Garrett Kinsley, of the law office of Martin, Heller, Potempa & Sheppard, PLLC, of record in Instrument No. 20180827-0084452, in the Register's Office of Davidson County, Tennessee, dated August 22, 2018, and recorded on August 27, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 5065 and 5607 Ohio Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender
shall be applicable to all genders.

Witness my/our hand(s) this 6th day of JULY, 2020.

Teresa A Pirtle Co-Trustee

TERESA A. PIRTLE, CO-TRUSTEE OF THE EDWARD S. ZUPA IRREVOCABLE GIFT TRUST, CREATED SEPTEMBER 22, 2000

Bruce E Zupa Co-Trustee

BRUCE E. ZUPA, CO-TRUSTEE OF THE EDWARD S. ZUPA IRREVOCABLE GIFT TRUST, CREATED SEPTEMBER 22, 2000

State of Tennessee)

County of Davidson)

On this 6th day of JULY, 2020, before me personally appeared,
TERESA A. PIRTLE AND BRUCE E. ZUPA, CO-TRUSTEES OF THE EDWARD S. ZUPA IRREVOCABLE GIFT TRUST, CREATED SEPTEMBER 22, 2000,
to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 5.9.2023

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

