Karen Johnson Davidson County
Batch# 543971 DEEDQC
12/31/2020 12:45:22 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20201231-0155122

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Nashville Recycling, LLC 5875 Landerbrook Drive Suite 200 Cleveland, OH 44124	(same)	See Exhibit A

This instrument prepared by: Waller Lansden Dortch & Davis, LLP, Robert R. Campbell, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF OHIO)
COUNTY OF Cuyahoga)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 30 day of DECEMBER 2020.

MARLAINE MOHUNDRO
NOTARY PUBLIC OHIO
MY COMMISSION EXPIRES 11-07-22

NOTARY PUBLIC
My Commission Expires: 11-7-22

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, PSC Metals, LLC, an Ohio limited liability company, formerly PSC Metals, Inc., an Ohio corporation ("Grantor"), by its presents, does hereby quitclaim and convey all its right, title and interest to Nashville Recycling, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, in and to the following described tracts or parcels of land, in Davidson County, Tennessee, to wit:

(See Exhibit A attached hereto and incorporated herein for complete Legal Descriptions)

IN WITNESS WHEREOF, Grantor has executed this instrument this the 30 day of DECEMBER, 2020.

PSC METALS, LLC, an Ohio limited liability company

By: _____
Name: Joseph D. Kings
Title: Vice President

STATE OF Ohio)
COUNTY OF Cuyahoga)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Joseph D. Kings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of PSC Metals, LLC, the within named bargainor, an Ohio limited liability company, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Vice President.

Witness my hand and seal, at office in Mayfield Hts, OH, this the 30 day of December, 2020.

Marlaine Mohundro
NOTARY PUBLIC

My Commission Expires: 11-07-22

NOTARIAL SEAL
STATE OF OHIO
MARLAINE MOHUNDRO
NOTARY PUBLIC OHIO
MY COMMISSION EXPIRES 11-07-22

Exhibit A

Legal Descriptions

Tract I (Map 93-7, Parcel 56):
Land in the 6th Councilmanic District of Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Shelby Land Company/Small/Magid Plat, of record as Instrument No. 20170925-0098057, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

This is improved property known as 610 South 2nd Street, Nashville, Tennessee 37213.

Tract II (Map 93-7, Parcel 25):
Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a point at the intersection of the southerly right-of-way line of CSX Transportation Railroad, 25 feet in width, and the easterly right-of-way line of Korean Veterans Boulevard, width varies;

Thence leaving the easterly right-of-way line of Korean Veterans Boulevard, with the southerly right-of-way line of CSX Transportation Railroad, with a curve to the left, along an arc length of 451.59 feet, the central angle of which is 13 deg 27 min 34 sec, the radius of which is 1922.36 feet, the chord of which is South 66 deg 55 min 02 sec East, 450.55 feet to an pk nail set, at a corner common with Citgo Petroleum Corporation, as of record in Deed Book 6092, Page 338, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of CSX Transportation Railroad with the westerly property line of Citgo Petroleum Corporation, South 39 deg 13 min 24 sec West, passing a witness iron rod at 364.96 feet, and continuing for a total distance of 393.09 feet to a point in the Cumberland River;

Thence with the Cumberland River, North 56 deg 02 min 16 sec West, 271.54 feet to a point in the easterly right-of-way line of Korean Veterans Boulevard;

Thence leaving the Cumberland River, with the easterly right-of-way line of Korean Veterans Boulevard North 15 deg 04 min 36 sec East, 32.37 feet to a point;

Thence North 75 deg 34 min 13 sec West, 19.19 feet to a point;

Thence North 15 deg 36 min 02 sec East, 70.87 feet to an existing iron rod;
Thence North 74 deg 25 min 41 sec West, 12.00 feet to an existing iron rod;

Thence North 15 deg 36 min 02 sec East, 230.44 feet to the POINT OF BEGINNING. Containing 126,070 square feet or 2.894 acres more or less.

According to a survey prepared by R. Scot Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated July 19, 2017, last revised September 29, 2017, and designated as Job No. 17063-P12.

This is improved property located at 710 South 1st Street, Nashville, Tennessee 37213.

Tract III (Map 93-7, Parcels 19 and 21 and Map 93-8, Parcel 13):
Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set at the intersection of the southerly right-of-way line of Crutcher Street, 50 feet in width, and the easterly right-of-way line of South Second Street;

Thence leaving the easterly right-of-way line of South Second Street with the southerly right-of-way line of Crutcher Street, with a curve to the right, along an arc length of 43.06 feet, the central angle of which is 123 deg 21 min 54 sec, the radius of which is 20.00 feet, the chord of which is North 37 deg 30 min 28 sec East, 35.21 feet to an iron rod set;

Thence South 80 deg 48 min 35 sec East, 1605.90 feet to an existing iron rod in the westerly right-of-way line of Interstate 24;

Thence leaving the southerly right-of-way line of Crutcher Street, with the westerly right-of-way line of Interstate 24, South 24 deg 21 min 20 sec East, 222.70 feet to an existing iron rod;

Thence South 11 deg 15 min 20 sec East, 164.09 feet to an existing iron rod at the intersection with the northerly right-of-way line of Davidson Street, width varies;

Thence leaving the westerly right-of-way line of Interstate 24, with the northerly right-of-way line of Davidson Street, North 85 deg 14 min 01 sec West, 682.78 feet to an existing iron rod;

Thence North 80 deg 27 min 42 sec West, 874.71 feet to an existing iron rod, at the intersection with the easterly right-of-way line of South Second Street;

Thence leaving the northerly right-of-way line of Davidson Street, with the easterly right-of-way line of South Second Street, with a curve to the right, along an arc length of 24.56 feet, the central angle of which is 56 deg 17 min 13 sec, the radius of which is 25.00 feet, the chord of which is North 52 deg 19 min 05 sec West, 23.58 feet to a pk nail set;

Thence North 24 deg 10 min 29 sec West, 412.44 feet to the POINT OF BEGINNING. Containing 617,104 square feet or 14.167 acres more or less.

According to a survey prepared by R. Scot Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated July 19, 2017, last revised September 29, 2017, and designated as Job No. 17063-P19.

This is unimproved property located at Davidson Street, and 1 South 2nd Street, Nashville,

Tennessee 37213.

Tract IV (Map 93-7; Parcel 4):
Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing railroad spike at the intersection of the westerly right-of-way line of South First Street, 50 feet in width, and the easterly right-of-way line of Korean Veterans Boulevard, width varies;

Thence leaving the easterly right-of-way line of Korean Veterans Boulevard, with the westerly right-of-way line of South First Street, South 23 deg 54 min 54 sec East, 296.75 feet to an existing pk nail, at the intersection with the northerly right-of-way line of CSX Transportation Railroad, 25 feet in width;

Thence leaving the westerly right-of-way line of South First Street, with the northerly right-of-way line of CSX Transportation Railroad, with a curve to the right, along an arc length of 192.76 feet, the central angle of which is 05 deg 49 min 15 sec, the radius of which is 1897.36 feet, the chord of which is North 62 deg 54 min 24 sec West, 192.68 feet to an existing iron rod in the easterly right-of-way line of Korean Veterans Boulevard;

Thence leaving the northerly right-of-way line of CSX Transportation Railroad, with the easterly right-of-way line of Korean Veterans Boulevard, North 15 deg 36 min 02 sec East, 190.53 feet to the POINT OF BEGINNING. Containing 18,302 square feet or 0.420 acres more or less.

According to a survey prepared by R. Scot Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated July 19, 2017, last revised September 29, 2017, and designated as Job No. 17063-P12.

This is unimproved property located at 700 South 1st Street, Nashville, Tennessee 37213.

Tracts I through IV being the same property conveyed to PSC Metals, Inc., an Ohio corporation, by deed from Shelby Land Company LLC, a Tennessee limited liability company, Elise S. Small and Emily Ann Magid, as tenants in common, of record as Instrument No. 20171016-0106041, Register's Office for Davidson County, Tennessee. By Declaration of Conversion filed in the Office of the Ohio Secretary of State and Tennessee Secretary of State, PSC Metals, Inc. is now PSC Metals, LLC, an Ohio limited liability company.

Tract V (Map 93-8; Parcel 70):
Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod at the intersection of the southerly right-of-way of Davidson Street, width varies, at a corner common with the easterly right-of-way line of Interstate 24;
Thence leaving the easterly right-of-way of Interstate 24, with the southerly right-of-way line of Davidson Street, with a curve to the left, along an arc length of 265.48 feet, the central angle of which is 08 deg 07 min 26 sec, the radius of which is 1872.38 feet, the chord of which is North

85 deg 34 min 38 sec East, 265.26 feet to an iron rod set;

Thence North 81 deg 30 min 55 sec East, 146.44 feet to an existing pk nail, at a corner common with the property of Otis B. Cheshire, Jr. & 500 Davidson Trust, as of record in Instrument #:20140909-0082310, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Davidson Street, with the westerly property line of Otis B. Cheshire, Jr. & 500 Davidson Trust, South 11 deg 54 min 33 sec East, 201.79 feet to an iron rod set;

Thence North 83 deg 28 min 55 sec East, 147.87 feet to an existing iron rod; Thence South 25 deg 50 min 45 sec East, 25.60 feet to an existing iron rod;

Thence South 25 deg 50 min 45 sec East, 107.83 feet to a point in the Cumberland River;

Thence with the Cumberland River, South 82 deg 06 min 59 sec West, 596.25 feet to a point in the easterly right-of-way line of Interstate 24;

Thence leaving the Cumberland River with the easterly right-of-way line of Interstate 24, North 10 deg 52 min 36 sec West, 90.00 feet to an existing iron rod;

Thence North 10 deg 52 min 36 sec West, 256.69 feet to the POINT OF BEGINNING. Containing 158,959 square feet or 3.649 acres more or less.

According to a survey prepared by R. Scot Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated July 19, 2017, last revised September 29, 2017, and designated as Job No. 17063-P70.

This is improved property located at 420 Davidson Street, Nashville, Tennessee 37213.

Tract V being the same property conveyed to PSC Metals, Inc., an Ohio corporation, by deed from Freeman-Dunn-Small-Magid Joint Venture, a joint venture formerly known as the Eskind-Freeman Joint Venture, of record as Instrument No. 20171016-0106042, said Register's Office. By Declaration of Conversion filed in the Office of the Ohio Secretary of State and Tennessee Secretary of State, PSC Metals, Inc. is now PSC Metals, LLC, an Ohio limited liability company.

Tract VI (Map 93-7; Parcel 15):
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots, Roads and Alleys Shown on Plat of Woods Subdivision of Blood Estates, of record as Instrument No. 20010518-0051638, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Tract VI being the same property conveyed to Steiner-Liff Iron & Metal Company, a Tennessee corporation, by deed from Wesley D. Turner, Successor Trustee, of record in Book 8125, page 928, said Register's Office. By Plan of Merger of record in Book 10678, page 900, said Register's Office, Steiner-Liff Iron & Metal Company, became Phillip Metals (Tennessee), Inc.

By Articles of Merger, of record as Instrument No. 20040416-0043291, said Register's Office, Phillip Metals (Tennessee), Inc. became Phillip Metals, Inc. By Certificate of Merger, of record as Instrument No. 20040416-0043292, said Register's Office, Phillip Metals, Inc. became PSC Metals, Inc. By Declaration of Conversion filed in the Office of the Ohio Secretary of State and Tennessee Secretary of State, PSC Metals, Inc. is now PSC Metals, LLC, an Ohio limited liability company.

This is improved property located at 721 South 3rd Street, Nashville, Tennessee 37213.

Tract VII (Map 93-7; Parcel 32):
Parcel A
Land in Davidson County, Tennessee being part of Lot No. 1 on the Map of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point on the westerly boundary of a certain tract of land heretofore deeded from C. W. Amis and wife, to National Molasses Company, under deed recorded in Book 3434, page 573, Register's Office for Davidson County, Tennessee, 140 feet southerly from the northwest corner of said tract; thence southerly along said western boundary 110 feet to a point which is the southwest corner of said tract; thence westerly 55 feet along and in the prolongation of the southern boundary of said tract to a point; thence northerly 110 feet on a line parallel to the western boundary of said tract to a point; thence easterly 55 feet on a line parallel to the said prolongation of the southern boundary of said tract, to the point of beginning.

Parcel B
Land in Davidson County, Tennessee, being part of Lot No. 2 on the Map of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of a railroad right of way, said right of way being immediately south of Duncan Street (formerly Davidson Street), and which point is the northwesterly corner of a certain tract of land heretofore transferred by C. W. Amis and wife, to Tennessee Beer Company, said transfer being of record in Book 1534, page 333, R.O.D.C., Tennessee; thence in a westerly direction along the southerly margin of a railroad right of way 140 feet to a point; thence in a southerly direction parallel to the western boundary of said Tennessee Beer Company property, 250 feet to a point; thence easterly, parallel to the southern margin of the railroad right of way, 140 feet to the western boundary of said Tennessee Beer Company property, thence in a northerly direction along and in the west boundary of said Tennessee Beer Company property, 250 feet to the point of beginning.

This is improved property located at 220 Davidson Street, Nashville, Tennessee 37213.

Tract VII being the same property conveyed to M. Cohen Iron & Metal Company, by deed from Namolco, Inc., a Delaware corporation, and Joe Kraft and Shirley Cohen, Trustees of the J. B. Cohen Irrevocable Trust under Trust Agreement dated February 1, 1980, of record in Book 6295, page 263, said Register's Office. By Articles of Merger, of record in Book 10472, page 987,

said Register's Office, M. Cohen Iron & Metal Company became Steiner-Liff Iron & Metal Company. By Plan of Merger of record in Book 10678, page 900, said Register's Office, Steiner-Liff Iron & Metal Company, became Phillip Metals (Tennessee), Inc. By Articles of Merger, of record as Instrument No. 20040416-0043291, said Register's Office, Phillip Metals (Tennessee), Inc. became Phillip Metals, Inc. By Certificate of Merger, of record as Instrument No. 20040416-0043292, said Register's Office, Phillip Metals, Inc. became PSC Metals, Inc. By Declaration of Conversion filed in the Office of the Ohio Secretary of State and Tennessee Secretary of State, PSC Metals, Inc. is now PSC Metals, LLC, an Ohio limited liability company.

Tract VIII (Map 93-7; Parcel 30)
LAND lying in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point in the South margin of the L&N Railroad which runs parallel and adjacent to the South margin of Davidson Street and said point being common with the northeast corner of Arkansas Fuel Company property recorded in Book 1585, page 579; thence along the South margin of said L&N Railroad South 65° 30' East, a distance of 514.50 feet to the northwest corner of the National Molasses Company; thence along a line common with National Molasses property South 4° 45' West, a distance of 140.0 feet; thence North 85° 30' West, a distance of 55.8 feet; thence South 4° 45' West, a distance of 110.0 feet; thence South 85° 30' East, a distance of 195.0 feet to a point that is common with the southeast corner of the National Molasses property and is on the West margin of Valley Properties, Inc.; thence South 4° 45' West, a distance of 245.51 feet to an iron pin at the top of the bank of the Cumberland River; thence continuing South 4° 45' West, a distance of 70.0 feet more or less to a point of the low water level of the river; thence along the low water level of the Cumberland River westwardly, approximately 790 feet, more or less; thence northerly to the top of the bank; thence along the top of the bank North 60° 4' 32" West, a distance of 100.0 feet to a point in the East margin of the Arkansas Fuel property recorded in Book 1913, page 184; thence North 26° 55' 29" East, a distance of 429.0 feet, thence North 45° 55' 29" East, a distance of 75.0 feet to the point of beginning, containing an area of approximately 8.967 acres, more or less.

This is improved property located at 200 Davidson Street, Nashville, Tennessee 37213.

Tract VIII being the same property conveyed M. Cohen Iron & Metal Co., a Tennessee corporation, by deed from Julian I. Hazlewood, of record in Book 9562, page 447, said Register's Office. By Articles of Merger, of record in Book 10472, page 987, said Register's Office, M. Cohen Iron & Metal Company became Steiner-Liff Iron & Metal Company. By Plan of Merger of record in Book 10678, page 900, said Register's Office, Steiner-Liff Iron & Metal Company, became Phillip Metals (Tennessee), Inc. By Articles of Merger, of record as Instrument No. 20040416-0043291, said Register's Office, Phillip Metals (Tennessee), Inc. became Phillip Metals, Inc. By Certificate of Merger, of record as Instrument No. 20040416-0043292, said Register's Office, Phillip Metals, Inc. became PSC Metals, Inc. By Declaration of Conversion filed in the Office of the Ohio Secretary of State and Tennessee Secretary of State, PSC Metals, Inc. is now PSC Metals, LLC, an Ohio limited liability company.

Tract IX (Map 93-7; Parcel 45)
A parcel of land in the 1st Civil District of Davidson County, Tennessee being part of Lots 8 and

9 and all of Lots 10 to 15, inclusive, Block C; part of Lots 7 and 8 and all of Lots 9 to 15, inclusive, Block E; part of Lots 2 and 3 and all of Lot 4, Block G of the Woods Subdivision of Blood Estate of record in Book 161, page 82, Register's Office for Davidson County, Tennessee; part of Lawton Street and part of Alley No. 269 1/2 closed by the City of Nashville, June 4, 1896 to January 30, 1906, pages 524 and 525; part of Lot 21 in J. R. Love's Subdivision of Lots Nos. 16 and 17 in D. B. Cooper's Addition to East Nashville, a plan of which is of record in Book 161, page 162, Register's Office for Davidson County, Tennessee; and part of Benedict Street closed by Council Bill No. 62-279, of record in Book 3677, page 5, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, engineers, dated October 1, 1974, which is described as follows:

Beginning at the intersection of the west line of South Third Street with the north line of Crutcher Street; thence, with said north line of Crutcher Street, N 80° 50' W. 509.33 feet to a point; thence, N 06° 15' W. 530.13 feet to the south line of Alley No. 269; thence, with said south line of Alley 269, N 65° 22' E. 305.93 feet to the west line of South Third Street; thence, with said west line on a curve to the right, having a delta of 16° 30' 01" and a radius of 75 feet, for a distance of 21.60 feet; thence, continuing with said west line of South Third Street, S 24° 38' E. 661.79 feet to a point; thence continuing with said west line on a curve to the right, having a delta of 33° 13' and a radius of 75 feet, a distance of 43.48 feet to a point; thence continuing with said west line, S 08° 35' W. 74.33 feet to the north line of Crutcher Street; the point of beginning, containing 6.204 acres, more or less.

This is improved property located at 327 Crutcher Street, Nashville, Tennessee 37213.

Tract IX being the same property conveyed to Steiner-Liff Iron & Metal Company, by deed from Richard J. Eskind, Trustee, of record in Book 4961, page 836, said Register's Office. By Plan of Merger of record in Book 10678, page 900, said Register's Office, Steiner-Liff Iron & Metal Company, became Phillip Metals (Tennessee), Inc. By Articles of Merger, of record as Instrument No. 20040416-0043291, said Register's Office, Phillip Metals (Tennessee), Inc. became Phillip Metals, Inc. By Certificate of Merger, of record as Instrument No. 20040416-0043292, said Register's Office, Phillip Metals, Inc. became PSC Metals, Inc. By Declaration of Conversion filed in the Office of the Ohio Secretary of State and Tennessee Secretary of State, PSC Metals, Inc. is now PSC Metals, LLC, an Ohio limited liability company.

Tract X (Map 93-7; Parcel 14):
Being a parcel of land in the First Civil District of Davidson County, Tennessee, being a part of lot Nos. 5, 6, and "M", and portion of 25 foot alley (no. 455) (closed by Bill No. 75-1243), all shown on the plan of Wood's Subdivision of the Blood Estate of record in Book 161, page 82, also shown on the plan of record in Book 161, page 84, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument on the westerly margin of South First Street, said point being S 24° 11' E, 533.38 feet from the south margin of Old Shelby Avenue, also said point being the northeast corner of the tract of land conveyed to the Nashville Bridge Company of record in Book 4938, page 923, Register's Office of Davidson County, Tennessee;

Thence, with said westerly margin of South First Street S 24° 11' E, 108.0 feet to an iron pin the northeast corner of the herein described property also being the northeast corner of the property conveyed to Richard J. Eskind, Trustee, of record in Book 4657, page 261, Register's Office of Davidson County, Tennessee;

Thence, leaving said South First Street S 42° 26' W, 212.6 feet to the east line of a 25 foot right-of-way owned by the Louisville & Nashville Railroad;

Thence, along said east line of Railroad and a curve to the right 77.20 feet to a concrete monument the southeast corner of the property conveyed to said Nashville Bridge Company. Said curve having a radius of 1897.36 feet, a tangent distance of 38.60 and a central angle of 2° 19' 52";

Thence, leaving said Railroad with the south line of the Nashville Bridge Company N 37° 34' E, 266.5 feet to the point of beginning.

Containing 0.48 acre, more or less.

This is improved property located at 611 South 2nd Street, Nashville, Tennessee 37213.

Tract X being the same property conveyed to Steiner-Liff Iron & Metal Company, by deed from Nashville Bridge Company, of record in Book 5623, page 452, said Register's Office. By Plan of Merger of record in Book 10678, page 900, said Register's Office, Steiner-Liff Iron & Metal Company, became Phillip Metals (Tennessee), Inc. By Articles of Merger, of record as Instrument No. 20040416-0043291, said Register's Office, Phillip Metals (Tennessee), Inc. became Phillip Metals, Inc. By Certificate of Merger, of record as Instrument No. 20040416-0043292, said Register's Office, Phillip Metals, Inc. became PSC Metals, Inc. By Declaration of Conversion filed in the Office of the Ohio Secretary of State and Tennessee Secretary of State, PSC Metals, Inc. is now PSC Metals, LLC, an Ohio limited liability company.