Karen Johnson Davidson County
Batch# 576273 DEEDQC
02/24/2021 09:29:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210224-0022725

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 22nd day of February, 2021. Notary Public My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
HASHTAG, LLC 917 Caruthers Avenue Nashville, TN 37204	New Owner	Map and Parcel No.: 091-02-0-250.00 and 091-02-0-251.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **HASHTAG, LLC, A TENNESSEE LIMITED LIABLITY COMPNAY** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **HASHTAG, LLC, A TENNESSEE LIMITED LIABLITY COMPNAY,** its heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

TRACT 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.

Being the same property conveyed to HASHTAG, LLC, A TENNESSEE LIMITED LIABLITY COMPNAY by Warranty Deed from TERESA A. PIRTLE AND BRUCE E. ZUPA, CO-TRUSTEES OF THE EDWARD S. ZUPA IRREVOCABLE GIFT TRUST CREATED SEPTEMBER 22, 2000, dated July 6, 2020, recorded July 22, 2020 and of record in Instrument No. 20200722-0080626, in the Register's Office of Davidson County, Tennessee.

TRACT 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 on 56th Avenue North, formerly 15th Street, 150 feet to an alley.

Being the same property conveyed to HASHTAG, LLC, A TENNESSEE LIMITED LIABLITY COMPNAY by Warranty Deed from TERESA A. PIRTLE AND BRUCE E. ZUPA, CO-TRUSTEES OF THE EDWARD S. ZUPA IRREVOCABLE GIFT TRUST CREATED SEPTEMBER 22, 2000, dated July 6, 2020, recorded July 22, 2020 and of record in Instrument No. 20200722-0080626, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **5605 and 5607 Ohio Avenue, Nashville, TN 37209**

The purpose of this Quitclaim Deed is to combine Tract 1 and Tract 2 into one parcel and assign one single Tax ID number for it.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of February, 2021.

HASHTAG, LLC

BY: G. Byran Fort, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **G. Byran Fort**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of **HASHTAG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at Office, this 22nd day of February, 2021.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024