Karen Johnson Davidson County
Batch# 749831 DEEDQC
11/05/2021 09:33:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211105-0147982

THIS INSTRUMENT PREPARED BY:

Heather A. Derrick
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

TIFFANY B. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

AFFIANT

Subscribed and sworn to before me, this 4 day of Oct, 2021.

Notary Public

My Commission Expires: 03-03-2025

Address New Owner As Follows:
Steady Working, LLC
801 Timber Lane
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map-Parcel Number:
091-02-0-250.0
091-02-0-251.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Proctor Marble and Granite, LLC**, a Tennessee limited liability company (collectively "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby release, remise, quitclaim and give unto **Steady Working, LLC**, a Tennessee limited liability company ("Grantee"), their interest in and to the certain tracts or parcels of land in Davidson County, Tennessee, being more particularly 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, 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.

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.

Being the same property conveyed to Proctor Marble and Granite, LLC, a Tennessee limited liability company, by Warranty Deed from Hashtag, LLC, a Tennessee limited liability, of record in Instrument No. 20210405-0043973, in the Register's Office of Davidson County, Tennessee, dated March 31, 2021, and recorded on April 5, 2021.
This is not now nor has it ever been the personal residence of the Grantors herein.

This is unimproved property known as: 5605 and 5607 Ohio Avenue, Nashville, TN 37209.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Signature Pages to Follow

WITNESS my hand this 4 day of OCT, 2021.

GRANTOR:

PROCTOR MARBLE AND GRANITE, LLC,
a Tennessee limited liability company

By: _____
Name: STACY DORRIS
Title: _____

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACY DORRIS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is OWNER of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 4th day of OCTOBER, 2021.

_____
Notary Public

My Commission Expires: 03-03-2025

TIFFANY B. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY