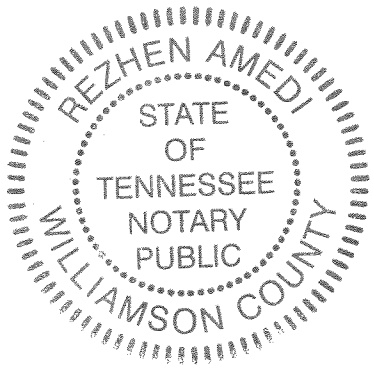
Karen Johnson Davidson County
Batch# 752021 DEEDQC
11/09/2021 12:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211109-0149538

3rd

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 2 day of November, 2021.

Notary Public

My commission expires: Dec. 8, 2021

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Thor's Hammer Properties, LLC 648 Fogg Street Nashville, Tennessee 37203	New Owner	093-14-0-321.00

[This deed is prepared with information provided by the client and/or owner without the benefit of a title search and/or examination.]

FOR AND IN CONSIDERATION of the sum of $0.00, 4319 BEDFORD, LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto THOR'S HAMMER PROPERTIES, LLC, a Tennessee limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 648 Fogg Street, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the first day of November, 2021.

4319 BEDFORD, LLC,
a Tennessee limited liability company

By: _____

Name: Richard Epperson

Title: Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Richard Epperson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Authorized Agent of 4319 Bedford, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Authorized Agent of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Authorized Agent of the company.

Witness my hand and seal, at office in Brentwood/Williamson, Tennessee, this the 2 day of November, 2021.

_____
NOTARY PUBLIC

My Commission Expires: Dec 8, 2024

REZHEN AMEDI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Legal Description

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc., Project No. 15-039, dated May 10, 2021 and being more particularly described as follows:

Beginning at an existing iron pin on the Easterly right-of-way of 7th Avenue South (50' right-of-way) at the intersection with the Southerly right-of-way of Alley No. 140 (10' right-of-way); said point also being the Northwesterly corner of the herein described property having State Plane Coordinates of N-662,657.3178 E-1,738,919.4571 and proceeding,

1. With said Southerly right-of-way of Alley No. 140, North 88° 19' 31" East 134.01 feet to a nail set in concrete at the Northwesterly corner of BTT Group, LLC of record in Instrument Number 20110721-0055910, Register's Officer for Davidson County, Tennessee; thence,
2. With the Westerly boundary of BTT Group, LLC, South 02° 17' 484" East 130.00 feet to an existing magnail on the Northerly right-of-way of Fogg Street (40' right-of-way); thence,
3. With said Northerly right-of-way of Fogg Street South 88° 19' 31" West 69.00 feet to a magnail set; thence,
4. North 02° 17' 48" West .77 feet to a magnail set; thence,
5. South 88° 25' 25" West 2.53 feet to a magnail set; thence,
6. With a curve to the right 36.30 feet to a magnail set; said curve having a radius of 50.00, delta 41° 35' 49", tangent 18.99 and chord North 70° 46' 40" West 35.51; thence,
7. North 49° 58' 46" West 30.14 feet to a magnail set; thence,
8. With a curve to the right 10.83 feet to a magnail set on the Easterly right-of-way of 7th Avenue South; said curve having a radius of 50.00 delta 12° 24' 40". Tangent 5.44, and chord North 43° 46' 26" West 10.81; thence,
9. With said Easterly right-of-way of 7th Avenue South, North 02° 17' 48" West 88.50 feet to the point of beginning.

Being part of the same property conveyed to 4319 Bedford LLC, a Tennessee limited liability company, by Deed from Richard A. Epperson and Timothy B. Causey, of record in Instrument No. 202005260054121, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/2/21 (date of document).

Affiant Signature

11/2/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

