Karen Johnson Davidson County
Batch# 801744 DEEDQC
02/08/2022 11:53:21 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220208-0014424

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
Barbershop Inc, LLC 1041 N. Formosa Avenue West Hollywood, CA 90046	-same-	Map and Parcel Numbers: 081-03-0-288.00 082-03-0-393.00 082-03-0-461.00 082-03-0-462.00 082-03-0-463.00

QUIT-CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, THE CHICAGO TRUST COMPANY, N.A., SUCCESSOR TRUSTEE of the PHOENIX II TRUST dated June 27, 2012 (the "Grantor"), has this day bargained and sold, and does hereby convey, deliver and transfer to BARBERSHOP INC, LLC, a Delaware limited liability company which has qualified to do business in the state of Tennessee as BARBERSHOP, LLC (the "Grantee"), its successors and assigns forever, certain real property situated in Davidson County, Tennessee, being more particularly described as follows:

> All those five (5) Parcels of real property described on the attached **Exhibit A**, the terms and conditions of which are hereby incorporated herein in their entirety.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor, acting through the duly authorized representative of its successor Trustee, has made this instrument, on this the 3rd day of February, 2022.

THE PHOENIX II TRUST
dated June 27, 2012

By: Its Successor Trustee

The Chicago Trust Company, N.A.

By: _____
Title: JENNIFER L. CZERWINSKI
SENIOR VICE PRESIDENT
& TRUST OFFICER

STATE OF Illinois)
)
COUNTY OF Cook)

Before me, Patrycja Kobeszko a Notary Public of said County and State, personally appeared Jennifer Czerwinski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Senior Vice President of The Chicago Trust Company, N.A., Successor Trustee of the Phoenix II Trust dated June 27, 2012, the within named bargainor, a trust, and that She, as such Senior Vice President of The Chicago Trust Company, N.A., Successor Trustee of the Phoenix II Trust dated June 27, 2012, executed the foregoing instrument for the purposes therein contained, by signing the name of The Chicago Trust Company, N.A., Successor Trustee of the Phoenix II Trust dated June 27, 2012 by her self as Senior Vice President.

Witness my hand and seal, at my office in WILMETTE, ILLINOIS, this the 3rd day of FEBRUARY, 2022.

Patrycja Kobeszko
NOTARY PUBLIC

My commission expires: 08/05/24

OFFICIAL SEAL
PATRYCJA KOBESZKO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/05/24

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me, this the 3rd day of February, 2022.

NOTARY PUBLIC

My commission expires:

7-2-2024

DAWN E. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

EXHIBIT A

Parcel I
(Map and Parcel 081-03-0-288.00)

Land in Davidson County, Tennessee, being the northwest part of Lot No. 12, on the Map of Owen's Buena Vista Lots, as of record in Book 57, page 26, Register's Office for Davidson County, Tennessee. Said Part of said lot fronts 61 feet on the east side of Owen Street, and runs back between parallel lines along the south margin of Cass Street, 138 feet 9 inches more or less to the west line of the property conveyed to the City of Nashville, by deed from Will Gordon, et al., as of record in Book 2735, Page 167, Register's Office for Davidson County, Tennessee, which line is 138.1 feet more or less west of the westerly margin of 10th Avenue North.

Being part of the same property conveyed to Tolbert Chisum, Trustee of the Phoenix Trust II dated June 27, 2012 by deed of record as Instrument #20120703-0058631, Register's Office for Davidson County, Tennessee. The said Tolbert Chisum is one and the same person as T. Tolbert Chisum. He has since died and The Chicago Trust Company, N.A. became the successor Trustee under the terms of the trust's governing document. The said Phoenix Trust II is one and the same trust as the Phoenix II Trust.

This property is subject to:

1. 2022 property taxes, a lien but not yet due and payable.

2. Such other matters affecting the property as may appear of record.

This is improved property known generally as **2022 Owen Street**, Nashville, Tennessee.

PARCEL II
(Map and Parcel 082-03-0-393.00):

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Sharpe & Horn's First Addition to Northeast Nashville, of record in Book 57, page 152, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the westerly side of Lischey Avenue or North 4th Street, and runs back between parallel lines 153 feet, more or less, to an alley.

Being the same property conveyed to T. Tolbert Chisum, Trustee of

the Phoenix II Trust dated June 27, 2012 by deed of record as Instrument #20140108-0002082, Register's Office for Davidson County, Tennessee, the said T. Tolbert Chisum having since died and The Chicago Trust Company, N.A. becoming the successor Trustee under the terms of the trust's governing document.

This property is subject to:

1. 2022 property taxes, a lien but not yet due and payable.

2. Such other matters affecting the property as may appear of record.

This is unimproved property known generally as **1006 Lischey Avenue**, Nashville, Tennessee.

Parcel III
(Map and Parcel 082-03-0-461.00)

Land in Davidson County, Tennessee, being Lot No. 99 in the Sharpe and Crutcher's Addition East Nashville, as of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to T. Tolbert Chisum, Trustee of the Phoenix II Trust dated June 27, 2012 by deed of record as Instrument #20150330-0027037, Register's Office for Davidson County, Tennessee, the said T. Tolbert Chisum having since died and The Chicago Trust Company, N.A. becoming the successor Trustee under the terms of the trust's governing document.

This property is subject to:

1. 2022 property taxes, a lien but not yet due and payable.

2. Such other matters affecting the property as may appear of record.

This is unimproved property known generally as **1003 Lischey Avenue**, Nashville, Tennessee.

PARCEL IV
(Map and Parcel 082-03-0-462.00)

Being Lot No. 98 in Sharpe & Crutcher's Addition to Northeast Nashville, a plan of whch is of record in Book No. 57, Page 82, of the Register's Office for Davidson County, Tennessee. Said Lot No. 98 fronts 60 feet on the east side of Lischey Avenue, or North 4th St., and runs back between parallel lines and with the north margin of Bayard Ave. 165 feet to an alley.

Being part of the same property conveyed to Tolbert Chisum, Trustee of the Phoenix Trust II dated June 27, 2012 by deed of record as Instrument #20120703-0058631, Register's Office for Davidson County, Tennessee. The said Tolbert Chisum is one and the same person as T. Tolbert Chisum. Mr. Chisum has since died and The Chicago Trust Company, N.A. became the successor Trustee under the terms of the trust's governing document. The said Phoenix Trust II is one and the same trust as the Phoenix II Trust.

This property is subject to:

1. 2022 property taxes, a lien but not yet due and payable.

2. Such other matters affecting the property as may appear of record.

This is improved property known generally as **1001 Lischey Avenue**, Nashville, Tennessee.

Parcel V
(Map and Parcel 082-03-0-463.00)

Being Lot No. 14 on and the northerly 6 feet of Lot No 13 on the Sharpe and Crutcher's Addition to East Nashville as of record in Book 57, page 82, Register's Office for said County.

Said Lot No. 14 and part of Lot No. 13 front together 50 feet on the east side of Lischey Avenue, and run back eastwardly between parallel lines, and with the southerly margin of Bayard Avenue 165 feet to an alley, on which they front 50 feet.

Being the same property conveyed to T. Tolbert Chisum, Trustee of the Phoenix II Trust dated June 27, 2012 by deed of record as Instrument #20150330-0027039, Register's Office for Davidson County, Tennessee, the said T. Tolbert Chisum having since died and The Chicago Trust Company, N.A. becoming the successor Trustee

under the terms of the trust's governing document.

This property is subject to:

1. 2022 property taxes, a lien but not yet due and payable.

2. Such other matters affecting the property as may appear of record.

This is unimproved property known generally as **929 Lischey Avenue**, Nashville, Tennessee.