Karen Johnson Davidson County
Batch# 871683 DEEDQC
06/15/2022 09:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220615-0068219

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204
File #35846-1

ADDRESS NEW OWNER AS FOLLOWS:
S & W Kraft Investments
6000 Wild Oaks Drive
Memphis, TN 38120

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
118-16-0-002-00 and
118-12-0-048-00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **S & W Partners, a Tennessee general partnership**, hereinafter collectively called the Grantors, by these presents do transfer and quitclaim unto **S & W KRAFT INVESTMENTS, a Tennessee general partnership** composed of Warren S. Wurzburg, Jr., Kenneth J. Wurzburg, Nancy W. Shapiro, Richard Wurzburg, Jr., Minda L. Wurzburg, Cheryl W. Rubenstein, and the Lapides Family Limited Partnership, a Tennessee limited partnership, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

Tract I (Map & Parcel 118-16-0-002-00):

Land in Davidson County, Tennessee being Lot No. 23 on the Plan of Sidco Subdivision of record in Plat Book 2133 Page 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Included but Excluded is the southerly one-half of Lot No. 23 that was conveyed in the Deed of record in Book 3769 Page 169, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Syd M. Lerner, Jr., Dorothy Wurzburg Lerner, Warren S. Wurzburg, Marjorie O. Wurzburg, Bernard Lapides, Shirley Wurzburg Lapides , each taking a one-eight (1/8) undivided interest and Richard Wurzburg, a one-fourth (1/4) undivided interest, as tenants in common and not as tenants by the entirety, by Deed dated June 30, 1955, from Suburban Industrial Development Company, a Tennessee corporation, of record in Book 2439 Page 176, Register's Office for Davidson County, Tennessee. The said Richard Wurzburg further conveyed to Jocelyn D. Wurzburg, a one-twelfth (1/12) undivided interest by Deed dated November 5, 1962, of record in Book 3499 Page 480, said Register's Office. The said Syd M. Lerner, Jr., and wife, Dorothy Wurzburg Lerner further conveyed their interest to Jocelyn D. Wurzburg, a one-twelfth (1/12) undivided interest, and Warren S. Wurzburg, Marjorie Opler Wurzburg, Bernard Lapides, and Shirley W. Lapides, each taking a one-twenty-fourth (1/24) undivided interest, as tenants in common and not as joint tenants or tenants by the entirety, by Deed dated November 5, 1962, of record in Book 3499 Page 537, Register's Office for Davidson County, Tennessee. The said Jocelyn D. Wurzburg further conveyed her interest to S & W Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 30, 2013, of record in Instrument No. 20140106-0001356, Register's Office for Davidson County, Tennessee.

Tract II (Map & Parcel 118-12-0-048-00):

Land in Davidson County, Tennessee being Lot No. 24 on the Plan of Sidco Subdivision of record in Plat Book 2133 Page 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being all of the same property conveyed to Syd M. Lerner, Jr., Dorothy Wurzburg Lerner, Warren S. Wursburg (being one and the same as Warren S. Wurzburg), Marjorie O. Wurzburg, Bernard H. Lapides, Shirley Wurzburg Lapides, each taking a one-eight (1/8) undivided interest, and Matil L. Wurzburg, Trustee for Richard Wurzburg, a one-fourth (1/4) undivided interest, as tenants in common and not as tenants by the entirety, by Deed Dated November 8, 1954, from Suburban Industrial Development Company, a Tennessee corporation, of record in Book 2332 Page 306, Register's Office for Davidson County, Tennessee. The said Syd M. Lerner, Jr., and wife, Dorothy Wurzburg Lerner, and Matil L. Wurzburg, Trustee for Richard Wurzburg, further conveyed their interest to Richard Wurzburg and Jocelyn D. Wurzburg, each taking a one-sixth (1/6) undivided interest, and Warren S. Wurzburg, Marjorie Opler Wurzburg, Bernard Lapides and Shirley W. Lapides, each taking a one-twenty fourth (1/24) undivided interest, as tenants in common and not as tenants by the entirety, by Deed dated July 31, 1962, from Syd M. Lerner, Jr., and wife, Dorothy Wurzburg Lerner, and Matil L. Wurzburg, Trustee for Richard Wurzburg, of record in Book 3432 Page 419 and the said Jocelyn D. Wurzburg further conveyed her interest to Richard Wurzburg by Quitclaim Deed dated March 24, 1982, of record in Book 6213 Page 260, Register's Office for Davidson County, Tennessee.

The above stated derivation history is continued below as to both Tract I and Tract II, as follows:

As to the interest held by Marjorie Wurzburg as recited above: The said Marjorie Wurzburg died November 28, 1998 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Shelby County, Tennessee under Case No. B-0032431. Pursuant to said Will, the property was devised either in a Credit Trust for the benefit of her spouse, Warren Wurzburg (Sr.) or as a Marital Share outright, and free of trust, to Warren Wurzburg (Sr). Upon the death of Marjorie Wurzburg's spouse, Warren Wurzburg (Sr.) on November 27, 2004, any interest in the property which had been held in the Credit Trust for the benefit of Warren Wurzburg (Sr) then vested in the three children of Marjorie Wurzburg and Warren Wurzburg (Sr.), namely Warren S. Wurzburg, Jr., Kenneth J. Wurzburg and Nancy W. Shapiro.

As to the interest held by Warren Wurzburg (Sr.) as recited above: The said Warren Wurzburg died November 27, 2004 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Shelby County, Tennessee under Case No. C-0011202. Pursuant to said Will, the property was devised to the children of Warren Wurzburg (Sr.), namely Warren S. Wurzburg, Jr., Kenneth J. Wurzburg and Nancy W. Shapiro. The said Will of Warren Wurzburg addressed a Trust for the benefit of Scott Shapiro. The said Scott Shapiro died December 29, 2003 and therefore predeceased Warren Wurzburg and no interest in the property was affected by any such Trust for the benefit of Scott Shapiro. Additionally, no portion of, or interest in, the property was transferred into the Trust for the benefit of Warren Wurzburg's spouse, Sandra C. Wurzburg as described in the said Will. Further, upon the death of Sandra C. Wurzburg on February 10, 2018, all of the assets which had been assigned to the said Trust for the benefit of Sandra C. Wurzburg then vested in the three children of Warren Wurzburg (Sr.), namely Warren S. Wurzburg, Jr., Kenneth J. Wurzburg and Nancy W. Shapiro.

As to the interest held by Richard Wurzburg (Sr.) as recited above: The said Richard Wurzburg (Sr.) died March 5, 1992 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Shelby County, Tennessee under Case No. B-0019224. Pursuant to said Will, the property was devised to the children of Richard Wurzburg (Sr.), namely Richard Wurzburg, Jr., Minda L. Wurzburg, Cheryl W. Rubenstein.

As to the interest held by Shirley Lapides as recited above: The said Shirley Lapides died May 16, 1993 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Shelby County, Tennessee under

Case No. B-0021781. Pursuant to said Will, the property was devised either in a Credit Trust for the benefit of her spouse, Bernard Lapides, or as a Marital Share outright, and free of trust, to Bernard Lapides. Upon the death of Shirley Lapides''s spouse, Bernard Lapides on January 8, 2005, any interest in the property which had been held in the Credit Trust for the benefit of Bernard Lapides then vested in the three children of Shirley Lapides, namely Mark A. Lapides, Cathy Lapides Weil and Mary Lapides Shela.

The said Mark A. Lapides died March 16, 2009 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Shelby County, Tennessee under Case No. D-0006871. Pursuant to said Will, the property was devised to Barbara B. Lapides and Sanford J. Blockman, Co-Trustees of the Mark A. Lapides Revocable Living Trust U/A/D December 19, 2008, with the said interest to be administered as property of the Mark Lapides Trust which exists under said Revocable Living Trust Agreement dated December 19, 2008.

As to the interest held by Bernard Lapides as recited above: The said Bernard Lapides died January 8 2005 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Shelby County, Tennessee under Case No. C-0011245. Pursuant to said Will, the property was devised to the three children of Bernard Lapides, namely Mark A. Lapides, Cathy Lapides Weil and Mary Lapides Shela. The Trust for the benefit of Miriam Lapides, the spouse of Bernard Lapides, as described in the Will of Bernard Lapides, was funded with assets which did not include the subject property.

As recited above, the said Mark A. Lapides died March 16, 2009 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Shelby County, Tennessee under Case No. D-0006871. Pursuant to said Will, the property was devised to Barbara B. Lapides and Sanford J. Blockman, Co-Trustees of the Mark A. Lapides Revocable Living Trust U/A/D December 19, 2008, with the said interest to be administered as property of the Mark Lapides Trust which exists under said Revocable Living Trust Agreement dated December 19, 2008.

As to the interests which had been devised to Kenneth J. Wurzburg, Warren S. Wurzburg, Jr., Nancy W. Shapiro, Richard Wurzburg, Jr., Minda L. Wurzburg, and Cheryl W. Rubenstein as described above:

The above-mentioned Kenneth J. Wurzburg, Warren S. Wurzburg, Jr., Nancy W. Shapiro, Richard Wurzburg, Jr., Minda L. Wurzburg, Cheryl W. Rubenstein executed and recorded a Quitclaim Deed which conveyed their collective interests in the property to S & W Investments, LLC, a Tennessee limited liability company, which Quitclaim Deed is recorded in Instrument No. 20140106-0001355, Register's Office for Davidson County, Tennessee.

As to the interests which had been devised to Mark A. Lapides, Cathy Lapides Weil and Mary Lapides Shela as described above:

The above-mentioned Cathy Lapides Weil, Mary Lapides Shela and Barbara B. Lapides and Sanford J. Blockman, Co-Trustees of the Mark A. Lapides Revocable Living Trust U/A/D December 19, 2008 executed and recorded a Quitclaim Deed which conveyed their collective interests to S & W Partners, a Tennessee general partnership, which is the successor by conversion and/or merger to the former S & W Investments, LLC. Without limiting the above, the said Cathy Lapides Weil, Mary Lapides Shela and Barbara B. Lapides and Sanford J. Blockman, Co-Trustees of the Mark A. Lapides Revocable Living Trust U/A/D December 19, 2008 hereby declare that it has been their intention to hold their partnership interest in S & W Partners, or any interest that have held in the above described real estate, within the Lapides Family Limited Partnership, a Tennessee limited partnership (the "Lapides LP"). This quitclaim and conveyance is intended to transfer to S & W Partners any interest which is, or has been, held in the name of the Grantors, but to maintain and/or administer their collective partnership interest in S & W Partners within the Lapides LP, which Quitclaim Deed is recorded in Instrument No. 20220531-0062271, Register's Office for Davidson County, Tennessee.

As to the interest recited above which was conveyed to S & W Investments, LLC, a Tennessee limited liability company:

S & W Investments, LLC, a Tennessee limited liability company converted to S & W Partners, a Tennessee general partnership upon the filing, on April 10, 2014, of a Certificate of Conversion with the Secretary of State for the State of Tennessee, a copy of which Certificate is attached to this Quitclaim Deed as Exhibit A.

By agreement of the Partners effective January 1, 2022, the name of S & W Partners, a Tennessee general partnership, was changed to S & W Kraft Investments. The entity remains a Tennessee general partnership.

This quitclaim deed has been executed and recorded in order to provide evidence of the current name of the ownership entity. This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, this instrument has been executed this 7th day of June, 2022.

S & W Partners, a Tennessee general partnership

By: _____
Warren S. Wurzburg, Jr., General Partner

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Warren S. Wurzburg, Jr. with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of S & W Partners, a Tennessee general partnership, the within-named bargainor, and that he as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as General Partner.

WITNESS my hand and official seal at Memphis, Tennessee, this 7 day of June, 2022.

ROBERT JUDE FREDERICK NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

_____
Notary Public
My commission expires: 4/22/2025

STATE OF TENNESSEE
COUNTY OF SHELBY

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

_____
Affiant

Subscribed and sworn to before me this 8 day of June, 2022.

BROOKE FORMOSA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 9/16/22

202206150068219

Certificate of Authenticity

I, Allison Israel, 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 6/7/2022.

Date

Affiant Signature

6/8/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of June, 2022.

Notary's Signature

My Commission Expires: 9/6/22

Date

Notary's Seal (if on paper)

