This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 1221716 DEEDQC
12/30/2024 02:11:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241230-0101154

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
4-J VISCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY 860 VISCO DRIVE NASHVILLE, TENNESSEE 37210	SAME	#94-9/6

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(1)(D)].

Manah K. Medlin
AFFIANT

Sworn to and subscribed before me this December 23rd, 2024.

Notary Public
My Commission Expires: 1/10/2025

DAVIDSON COUNTY KATHERINE ANN HEDRICK STATE OF TENNESSEE NOTARY PUBLIC

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, JAMES T. STANSELL and EQAZI, LP, a Delaware limited partnership, Fifty Percent (50%) each as Tenants in Common, hereinafter called Grantors, for the express purpose of conveying all of their right, title and interest in this property, do hereby quitclaim and convey unto the 4-J VISCO, LLC, a Tennessee limited liability company, all of their right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this December 19, 2024.

By: JAMES T. STANSELL

EQAZI, LP
A Delaware limited partnership
By: ZIGRI, LLC, Its General Partner

BY: DAVID P. STANSELL, Manager

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES T. STANSELL, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 19th day of December, 2024.

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 26, 2025

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID P. STANSELL, Manager of ZIGRI, LLC, as the General Partner of EQAZI, LP, a Delaware limited partnership, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 20th day of December, 2024.

Terese M. Dale
NOTARY PUBLIC
My Commission Expires: 11/8/28



EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Parcel 1:

Land situated in the Eighth Ward of the City of Nashville, and in the Third Civil District of Davidson County, Tennessee, being Lots Nos. 12 and 13, as shown on the Revised Plan of Visco Industrial Subdivision, Section One, of record in Book 3700, page 21, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey prepared by Barge, Waggoner & Sumner, Inc., dated October 6, 1961, and revised November 20, 1961, and identified as File No. 1968, as follows:

Beginning at an iron pin set in the northerly margin of Visco Drive, said iron pin being 418.97 feet north 74 degrees 52 minutes east from the westerly line of Visco Industrial Subdivision, Section One, measured along the northerly margin of said Visco Drive; thence north 15 degrees 08 minutes west 942.1 feet, more or less, to a point in the southerly margin of the Cumberland River, said point being at elevation 378.3 feet above sea level; thence with said line at elevation 378.3 feet and with the southerly margin of the Cumberland River, north 66 degrees 13 minutes east 668 feet, more or less, to a point; thence south 15 degrees, 08 minutes east 1042.5 feet more or less, to an iron pin set in the northerly margin of Visco Drive; thence with the northerly margin of Visco Drive, south 74 degrees, 52 minutes west 660.00 feet to the point of beginning, and containing, according to said survey, 15.04 acres, more or less.

Being the same property conveyed to Harsco Corporation by Deed of record in Book 5584, Page 964, Register's Office for Davidson County, Tennessee.

Parcel 2 Easement Tract:

Together with Easement for Railroad as identified in the Plan of Visco Industrial Subdivision, Section One, of record in Plat Book 3300, page 26, as revised in Plat Book 3700, page 21, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harsco Corporation by Deed of record in Book 6046, Page 362, Register's Office for Davidson County, Tennessee. Further being the same property dedicated in Plat Book 3300, Page 26 and Plat Book 3700, Page 21, said Register's Office.

Being the same property conveyed to JAMES T. STANSELL and EQAZI, LP, a Delaware limited partnership, Fifty Percent (50%) each as Tenants in Common, by Quitclaim Deed of record from THE 4-J, L.P., a Tennessee limited partnership, in Instrument No. 20241226-0099465 , Register's Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises.

This is improved property known as 860 Visco Drive, Nashville, Tennessee 37210.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 December 19, 2024 (date of document).

Signature

December 19, 2024
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19 day of December, 2024.

Noley Roberts
Notary Public
My Commission expires: March 18, 2028

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028