THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1235724 DEEDQC
02/10/2025 10 03 32 AM 2 pgs
Fees $12 00 Taxes $0 00
20250210-0009797

New Owner:

William & Coleman Building Group, LLC.
4913 Indiana Avenue
Nashville, TN 37209

Send Tax Bills To:

Same

Map & Parcel No:

09112036800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Jeff Estepp, LLC.**, the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto **William & Coleman Building Group, LLC.**, the Grantee, its successors and assigns forever, all of its rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

A certain tract or parcel of land in Davidson County, described as follows:

Being Lot No. 509 in Block 83, Plan No. 1, West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee Said Lot No 509 fronts 25 feet on the North side of Indiana Avenue and runs back between parallel lines 150 feet to an alley and shows 25 feet on said alley

Being part of the same property conveyed to Jeff Estepp, LLC by Warranty deed from St. John Chrysostom Greek Orthodox Church of Nashville, Tennessee of record in Instrument No. 20241119-0089581 Register's Office for Davidson County, Tennessee, dated 11/18/2024 and recorded on 11/19/2024

Being part of the same property conveyed to Jeff Estepp, LLC by Quitclaim for separation of Tax Parcels deed from Jeff Estepp, LLC of record in Instrument No. 20241127-0092819 Register's Office for Davidson County, Tennessee, dated 11/26/2024 and recorded on 11/27/2024.

This is improved property known as **4604 Indiana Avenue, Nashville, TN 37209**

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing his signature this 7 day of February, 2025

Jeff Estepp, LLC

BY: _____
Jeff Estepp, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Jeff Estepp,** 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 Member of **Jeff Estepp, LLC** the within named bargainor, a limited liability company, and that he has executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as its Authorized Member.

Witness my hand and official seal this the 7 day of Feb, 2025.

_____ my commission expires 11-8-27
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2025

_____
Notary Public

MY COMMISSION EXPIRES 11-8-27

(AFFIX SEAL)