QUITCLAIM DEED

Karen Johnson
Batch # 1235857
02/10/2025 03 25 06 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250210-0010050

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 6 DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1/8/2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
KSSK LLC	**NEW OWNER**	
(NAME) **1516 Hampton St.,**	(NAME)	**071-02-0-061.00 & 071-02-0-063.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KSSK LLC,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **KSSK LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE THE MAP & PARCEL NUMBERS INTO ONE.

PARCEL I: (Map/Parcel 071-02-0-063 00)

Tract 1.

Land in the 2nd Councilmanic District of Davidson County, Tennessee and being Lot No's 41 and 42 on the plan of E. C Scruggs 2nd Avondale Addition of record in Book 161, page 60, Register's Office for Davidson County, Tennessee, and Land in Davidson County, Tennessee, being part of Lot No. 1 on the plan of the Subdivision of the W E Jones Tract of record in Plat Book 21, page 71, Register's Office for Davidson County, Tennessee, and being more particularly described together according to a survey by J. Bruce Rainey, Surveyor, TN RLS # 823, dated August 16, 2005, Job No 050162, and described as follows:

Beginning at an iron pin set at the intersection of the South margin of Avondale Circle and the West margin of Hampton Street, said point of beginning being the Northeast corner of the herein described tract; thence with the margin of the said Hampton Street (25' from the centerline), S 17 degrees 04'32"E 289.62 feet to an existing iron pin; thence leaving the margin of Hampton Street and with the line of Jai Jalaram Enterprises L.L C. (Book 10733, page 141, RODCT), S 74 degrees 45'49" W 99.48 feet to a PK Nail set in concrete, thence with the line of George W. Hussey (Book 6684, page 723, RODCT), N 03 degrees 01'19" E 148.37 feet to an iron pin set; thence continuing with Hussey S 76 degrees 35'00" W 67.00 feet to an existing iron pin; thence with the line of Jack D Johnson property (Book 11451, page 279, RODCT), N 11 degrees 08'29" W 150 00 feet to an existing iron pin in the South margin of the said Avondale Circle; thence with the margin of Avondale Circle (25' from the centerline), N 76 degrees 35'00" E 100.00 feet to the point of beginning, containing 0 61 acres, more or less.

Tract 2:

Land in the 2nd Councilmanic District of Davidson County, Tennessee, and being described as Tract 1 according to a survey by J Bruce Rainey, Surveyor, RLS TN # 823, dated April 12, 1999 and known as Job No. 990050, and described as follows·

Beginning at an iron pin set on the southerly margin of Avondale Circle (formerly Stratford Avenue), said point of beginning being 100 feet westerly from the westerly margin of Hampton Street; thence leaving the margin of Avondale Circle and with the line of the Leon Cheatham property of record in Book 10216, page 592, Register's Office for Davidson County, Tennessee, S 11 degrees 08'29" E 150 00 feet to an iron pin; thence leaving

Cheatham S 76 degrees 35' 00" W 150.00 feet to an iron pin; thence N 11 degrees 08'29" W 150.00 feet to an iron pin set on the southerly margin of Avondale Circle; thence with the southerly margin of Avondale Circle, N 76 degrees 35'00" E 150.00 feet to the point of beginning, containing 22,482 square feet, more or less.

Being a portion the same property conveyed to KSSK, LLC by Warranty Deed from Edith H. Johnson, unmarried of record in Instrument No. 20130430-0042752 Register's Office for Davidson County, Tennessee, dated April 25, 2013 and recorded on April 30, 2013.

Being a portion of the same property conveyed to KSSK, LLC by Quitclaim Deed (to combine parcels) from KSSK, LLC of record in Instrument No. 20140108-0002151 Register's Office for Davidson County, Tennessee, dated January 8, 2014 and recorded on January 8, 2014.

PARCEL II: (Map/Parcel 071-02-0-061.00)

Tract 3.

Land in the 2nd Councilmanic District of Davidson County, Tennessee, and being described as Tract 2 according to a survey by J. Bruce Rainey, Surveyor, RLS TN # 823, dated April 12, 1999 and known as Job No. 990050, and described as follows.

Beginning at an iron pin set on the southerly margin of Avondale Circle (formerly Stratford Avenue), said point of beginning being the Northeast corner of the herein described tract and also being 250.00 feet westerly from the westerly margin of Hampton Street; thence leaving the margin of Avondale Circle S 11 degrees 08'29" E 150.00 feet to an iron pin; thence S 76 degrees 35'00" W 100.00 feet to an iron pin; thence N 11 degrees 08'29" W 150.00 feet to an iron pin set on the southerly margin of Avondale Circle N 76 degrees 35'00" E 100.00 feet to the point of beginning, containing 14,988 square feet, more or less.

Tract 4·

Land in the 2nd Councilmanic District of Davidson County, Tennessee, and being described as Tract 3 according to a survey by J. Bruce Rainey, Surveyor, RLS TN # 823, dated April 12, 1999 and known as Job No. 990050, and described as follows:

Beginning at an iron pin set on the southerly margin of Avondale Circle (formerly Stratford Avenue), said point of beginning being 350 feet westerly from the westerly margin of Hampton Street; thence leaving the margin of Avondale Circle S 11 degrees 08'29" E 150.00 feet to an iron pin, thence S 76 degrees 35'00" W 50.00 feet to an iron pin; thence N 11 degrees 08'29" W 150.00 feet (incorrectly typed as 50.00 in prior deed) to an iron pin, thence with the southerly margin of Avondale Circle, N 76 degrees 35'00" E 50.00 feet to the point of beginning, containing 7,494 square feet, more or less.

Tract 5:

Land in the 2nd Councilmanic District of Davidson County, Tennessee, and being described as Tract 4 according to a survey by J. Bruce Rainey, Surveyor, RLS TN # 823, dated April 12, 1999 and known as Job No. 990050, and described as follows.

Beginning at an iron pin set on the southerly margin of Avondale Circle (formerly Stratford Avenue), said point of beginning being 400 feet westerly from the westerly margin of Hampton Street; thence leaving the margin of Avondale Circle S 11 degrees 08'29" E 150.00 feet to an iron pin, thence S 76 degrees 35'00" W 50.00 feet to an iron pin, thence with the line of the Otis Smith property, of record in Book 7838, page 512, Register's Office for Davidson County, Tennessee, N 11 degrees 08'29" W 150.00 feet to an iron pin on the southerly margin of Avondale Circle; thence N 76 degrees 35'00" E 50.00 feet to the point of beginning, containing 7,494 square feet, more or less.

Being a portion the same property conveyed to KSSK, LLC by Warranty Deed from Edith H. Johnson, unmarried of record in Instrument No. 20130430-0042752 Register's Office for Davidson County, Tennessee, dated April 25, 2013 and recorded on April 30, 2013

Being the same property conveyed to KSSK, LLC by Quitclaim Deed (to combine parcels) from KSSK, LLC of record in Instrument No 20221031-0117345 Register's Office for Davidson County, Tennessee, dated October 28, 2022 and recorded on October 31, 2022.

This is **unimproved** property known as **1520 Hampton St. & 0 Avondale Cir., Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 6 day of February, 2025.

John Gleaves, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of KSSK LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of February, 2025

Notary Public

My Commission Expires

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212