This Instrument Was Prepared By
Reynolds, Potter, Ragan & Vandivort, PLC
210 East College Street
Dickson, Tennessee 37055
615 446 2221

This Deed was prepared based upon information provided by the parties, and no title search was requested or performed

Address New Owner:
16th Street Properties, LLC
1 Castlewood Court
Nashville, Tennessee 37215

Send Tax Bills To:
Same

Map / Parcel:
083-10-0-130.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **STUART SPEYER** and **JOSEPH GILBERT, III, CO-TRUSTEES OF STUART FAMILY TRUST** established on August 18, 1981, the Grantor herein, by these presents does hereby transfer, convey and forever quitclaim unto **16TH STREET PROPERTIES, LLC**, a Tennessee limited liability company, its successors and assigns, the Grantee herein, all of Grantor's right, title, and interest in and to the following described real property situated in Davidson County, Tennessee, to wit:

See description of real property attached hereto as *Exhibit A* and incorporated herein by reference.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand on this the 4th day of April, 2025.

GRANTORS:

Karen Johnson
Batch # 1264342
04/24/2025 08 37 48 AM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20250424-0031395

STUART SPEYER,
CO-TRUSTEE OF STUART FAMILY TRUST

JOSEPH GILBERT, III,
CO-TRUSTEE OF STUART FAMILY TRUST

STATE OF TENNESSEE]
COUNTY OF DICKSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Stuart Speyer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Co-Trustee of the Stuart Family Trust** established on August 18, 1981, the within named bargainor, and that he as such Co-Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office in the County and State aforesaid, this 9th day of April, 2025.

Martha Bogle Vaughn
Notary Public

MARTHA BOGLE VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON

My Commission Expires: 10/25/2028

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Joseph Gilbert, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Co-Trustee of the Stuart Family Trust** established on August 18, 1981, the within named bargainor, and that he as such Co-Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office in the County and State aforesaid, this 14TH day of April, 2025.

Joseph Polzin
Notary Public

GREGORY POLZIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

My Commission Expires:

STATE OF TENNESSEE]
COUNTY OF DICKSON]

For Tennessee Recording Tax purposes the actual consideration for this transfer is Zero Dollars ($0.00)

AFFIANT:

Stuart Speyer

Subscribed and sworn to before me this 9th day of April, 2025.

Notary Public

MARTHA BOGLE VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

My Commission Expires: 10/25/2028

Exhibit A

Description of Property

Land in Davidson County, Tennessee, being the south lot of the plan of G.S. Williams subdivision of Lots 266, 267, 268 and 269, in McEwen Pl Sub. of record in Book 332, Page 133, as of record in Plat Book 3106, Page 136, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stuart Speyer and Joseph Gilbert, III, Co-Trustees of Stuart Family Trust established on August 18, 1981, by Quitclaim Deed from Sadfuzz Brewpub, LLC, a Tennessee limited liability company, dated November 27, 2018 of record in Instrument No. 20181210-0119913 in the Register's Office of Davidson County, Tennessee dated November 27, 2018 and recorded on December 10, 2018.

This property is improved real property located at 307 N 16th Street, Nashville, Tennessee 37206.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations; and (6) all real property taxes whether the same are currently due and owning.