This Instrument prepared by and after recording return to:
Andrea P. Perry, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1277316 DEEDQC
05/23/2025 03:32:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250523-0041053

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Spiral Trust **940 35th Ave N** **Nashville, TN 37209**	**081-16-0-443.00** **081-16-0-444.00** **081-16-0-356.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HAZEL A. BURLEY, being one and the same person as HAZEL AUGUSTA SUGGS BURLEY** (hereinafter "Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **SPIRAL TRUST U/T/A DATED MAY 15, 2025** (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title, and interest to that certain tract or parcel of land located in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

TRACT # 9

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

Being Lot Numbered Eight (8) in Thomas Harding's first addition to Nashville, Tennessee, a plan of which is of record in Book 19, Page 241 of the Register's Office for Davidson County, Tennessee. Said Lot fronts 58-9/12 feet on the south side of Jefferson Street (as widened to a uniform width of 45 feet) and runs back between parallel lines 131 feet, more or less, to an alley, in the rear – and also being the northeast part of Lot No. 9 on the plan of Thomas Harding's First Addition to Nashville as of record in Book 19, Page 241, of the Register's Office for Davidson County, Tennessee, described as follows: beginning on the southerly margin of Jefferson Street at the corner of Lots Nos. 8 and 9 of said plan; running thence southerly with the line between said two lots 80 feet; thence at right angles westerly 28-1/2 feet more or less, to a point which would be 29 feet from the east line of said Lot No. 9 if run parallel with Jefferson Street, thence northerly parallel with the first line, 85 feet, more or less to the southerly margin of Jefferson Street; thence with the southerly margin of Jefferson Street, easterly 29 feet to the beginning. Being the same property conveyed to to Joseph E. Suggs and

wife, Mabel A. Suggs, by deed of record in said Register's Office Book 736, Page 160.

TRACT # 10

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

Being the easterly half of Lot No. 15 on the plan of the subdivision of Lots Nos. 8, 9, and 10 in Boyd McNairy's addition to Nashville, Tennessee, as of record in Book 21, Page 93, Register's Office for Davidson County, Tennessee.

Said easterly half of Lot No. 15 fronts 50 feet on the northerly side of Merry Streett, formerly Watkins Street or Avenue and runs back between parallel lines 194 feet, more or less to an alley, and being the same properly conveyed to Clifton Gooch and Wife, Elmyra Gooch, by deed from Sadie L. Foster et al, of record in Book 623, Page 392, R.O.D.C. Tenn. and being the same land conveyed to Joseph E. Suggs and wife, Mabel A. Suggs in said Register's Office Book 866, Page 354.

TRACT # 12

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

The easterly 22 feet of the westerly 34 feet of Lot No. 15 in D.T. McGavock and other's 2nd Addition, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts 22 feet on the northerly side of Jefferson Street and runs back between parallel lines 150 feet to an alley, and being part of the same property conveyed to L.T. Corbitt by deed from Nathan Cohn, Trustee, as of record in Book No. 504, Page 349, in the Register's Office for Davidson County, Tennessee and being the same land conveyed to Joseph E. Suggs and wife, Mabel A. Suggs, by deed of record in said Register's Office Book 873, Page 252.

Being a portion of the same property conveyed to MABEL A. SUGGS, being one and the same person as MABEL A. HEMPHILL SUGGS, by deed from JOSEPH E. SUGGS, of record in Book 900, Page 121 in the Register's Office of Davidson County, Tennessee. The said MABEL A. HEMPHILL SUGGS having since died on January 1, 1999, leaving LEO DONALD SUGGS, EVELYN JOLETTE SUGGS, HAZEL AUGUSTA SUGGS BURLEY, TAMARAH SUGGS DANIEL, REGINALD SUGGS, and JOSEPH EDWARD SUGGS, III as her heirs-at-law as evidenced by Affidavit of Heirship of record in Instrument No. 20221129-0125104, Davidson County,

Tennessee. JOSEPH E. SUGGS, JR. having predeceased MABEL A. HEMPHILL SUGG on July 3, 1977, leaving TAMARAH SUGGS DANIEL, REGINALD SUGGS, and JOSEPH EDWARD SUGGS, III as his heirs-at-law as evidenced by Affidavit of Heirship of record Instrument 20221129-0125105, Register's Office for Davidson County, Tennessee. The said LEO DONALD SUGGS having since died on October 8, 2021, leaving DOROTHY MARIE SUGGS and KENDRA SUGGS RICHARDSON as his heirs-at-law as evidenced by Affidavit of Heirship of record in Instrument No. 20221129-0125106, Register's Office for Davidson County, Tennessee. The said DOROTHY MARIE SUGGS having since died on July 14, 2022, leaving KENDRA SUGGS RICHARDS as her sole heir-at-law as evidenced by Affidavit of Heirship of record in Instrument No. 20221129-0125107, Register's Office for Davidson County, Tennessee. The said EVELYN JOLETTE SUGGS having since died on February 18, 2021, leaving LEO DONALD SUGGS, HAZEL AUGUSTA SUGGS BURLEY, JOSEPH E. SUGGS, III, REGINALD L. SUGGS, TAMARAH SUGGS DANIEL, and KENDRA RICHARDSON as her heirs-at-law as evidenced by Affidavit of Heirship of record in Instrument No. 20221129-0125108, Register's Office for Davidson County, Tennessee.

This is improved property located at 1305 Jefferson Street, 1307 Jefferson Street, and 1220 Jefferson Street, Nashville, Davidson County, Tennessee 37208.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 15 day of May, 2025.

GRANTOR:

HAB

HAZEL A. BURLEY, being one and the same person as HAZEL AUGUSTA SUGGS BURLEY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **HAZEL A. BURLEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of May, 2025.

T-Smith

Notary Public

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Viola Burley Seals

Affiant

Subscribed and sworn to before me,
this 15th day of May, 2025.

T-Smith

NOTARY PUBLIC
My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 May 15, 2025 (date of document).

Affiant Signature

5-22-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of May, 2025.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY