Karen Johnson Davidson County
Batch# 1316922 DEEDQC
09/02/2025 11:23:30 AM 11 pgs
Fees: $57.00 Taxes: $0.00
20250902-0069917

This instrument was prepared by:
SH Ridgefield Holdings, Inc.
501 Davidson St., Nashville, Tennessee 37213

Quitclaim Deed

Address New Owner as follows:	**Send Tax Bills to:**	**Map and Parcel Numbers:**
SH Ridgefield Holdings, Inc. 501 Davidson St. Nashville, Tennessee 37213	New Owner	09308008500 09308009300 09308001400 09308008700 09308008600 09308008900 09308001900 09308007900

For good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Equipment Finders, Inc. of Tennessee**, a Tennessee corporation ("**Grantor**"), does hereby transfer and quitclaim unto **SH Ridgefield Holdings, Inc.**, a Delaware corporation ("**Grantee**"), its successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

See attached Exhibit A.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

The purpose of this instrument is to transfer all interests that Grantor may have in the property to Grantee.

This instrument has been prepared upon information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The legal descriptions contained herein are the same as the descriptions contained in the prior deeds referenced herein. The preparer makes no warranties or representations regarding the status of title to the property.

[Signatures appear on the following page.]

In witness whereof, this instrument has been executed this 2nd day of September, 2025.

Grantor
Equipment Finders, Inc. of Tennessee,
a Tennessee corporation

By: _____
Scott Hatcher, Authorized Agent

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Scott Hatcher**, with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence) and who upon oath acknowledged himself to be the authorized agent of **Equipment Finders, Inc. of Tennessee**, a Tennessee corporation, and who further acknowledged that he as such authorized agent being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of September, 2025.

_____
Notary Public
My commission expires: Sept. 8th 2025

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is $-0-.

_____
Affiant

Subscribed and sworn to before me this 2nd day of September, 2025.

_____
Notary Public
My Commission Expires: Sept 8th 2025

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A
Legal Descriptions

TRACT I (Map and Parcel 09308008500)

Being a tract of land lying in the First Civil District of Davidson County, Tennessee, with said tract of property being further described as follows:

Starting at an iron pin being located at the common southerly right of way margin of Crutcher Street and the westerly right of way margin of South Fifth Street and proceeding along said Crutcher Street right of way margin S 79° 43' W a distance of 135.00 feet to an iron pin, being the point of beginning; thence along a line S 18° 31 E a distance of 214.82 feet to an iron pin, thence along a line of S 10° 51' 30" W a distance of 42.45 feet to an iron pin; thence along a line S 77° 09' 30" E a distance of 25.0 feet to an iron pin, thence along a line S 18° 25' 19" a distance of 214.08 feet to an iron pin located in the northerly right of way margin of Davidson Street, thence along said right of way margin N 85° 24' W a distance of 223.95 feet to an iron pin being located in the easterly right of way margin of Interstate 40; thence with said right of way N 10° 07' 46" W a distance of 173.58 feet to a concrete monument, thence continuing along said margin along a line N 25° 38' 18" W a distance of 155.03 feet to an iron pin, thence continuing along said margin along a line N 6° 57' 08" E, a distance of 98.01 feet to an iron pin located in the southerly right of way margin of Crutcher Street, thence along said margin along a line N 79° 43' E a distance of 158.55 feet to the point of beginning and containing 1.95 acres more or less.

Included but excluded from the above described: that certain parcel deeded to Fred C. Martin and Glenn O. Garrett, of record in Book 5796, page 979, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Equipment Finders Inc. of Tennessee from Tower Assets, LLC by Special Warranty Deed dated January 29, 2019, of record as Instrument Number 20190130-0008689 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **490 Crutcher St., Nashville, Tennessee 37213.**

Exhibit A - Continued

TRACT II (Map and Parcel 09308009300)

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of the Resubdivision of Part of Lot No. 10 of D. B. Coopers Addition to East Nashville of record in Plat Book 57, page 154, Register's Office for Davidson County, Tennessee and is now called the Fleming Property which is of record as Instrument No. 20060124-0009099, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Equipment Finders Inc. of Tennessee from Tower Assets, LLC by Special Warranty Deed dated January 29, 2019, of record as Instrument Number 20190130-0008689 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **0 S. 5th St., Nashville, Tennessee 37213.**

Exhibit A - Continued

TRACT III (Map and Parcel 09308001400)

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of the Re-subdivision of Part of Lot No. 10 of D. B. Coopers Addition to East Nashville of record in Plat Book 57, page 154, Register's Office for Davidson County, Tennessee and is now called the Fleming Property which is of record as Instrument No. 20060124-0009099, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Equipment Finders Inc. of Tennessee from Tower Assets, LLC by Special Warranty Deed dated January 29, 2019, of record as Instrument Number 20190130-0008689 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **499 Davidson St., Nashville, Tennessee 37213.**

Exhibit A - Continued

TRACT IV (Map and Parcel 09308008700)

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod being located at the intersection of the northerly right-of-way line of Davidson Street, width varies and the easterly right-of-way line of Interstate 24/65, said existing iron rod being located at Northing: 666,183.96; Easting; 1,744,141.41' pm the State Plane Coordinate System NAD83 (1995);

Thence leaving in the northerly right-of-way line of Davidson Street, with the easterly right-of-way line of Interstate 24/65, North 10° 02' 48" West, 85.57 feet to a point, at a corner common with the property of Fred C. & Doris M. Martin as of record in Deed Book 9549, Page 984, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Interstate 24/65, with the southerly property line of North 59° 25' 03" East, 197.59 feet to a point, in the westerly property line of Nashville Holdings, LLC, as of record in Instrument No. 20070925-0113972, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Nashville Holdings, LLC, South 18° 29' 31" East, 214.08 feet to an iron rod set, at a corner common with Nashville Holdings, LLC, as of record in Instrument No. 200801170005630, at the Register's Office for Davidson County, Tennessee, in the northerly right-of-way line of Davidson Street;

Thence with the northerly right-of-way line of Davidson Street, North 85° 19' 35" West, 223.82 feet to the POINT OF BEGINNING. Containing 29,973 square feet or 0.687 acres more or less.

Being the same property conveyed to Equipment Finders Inc. of Tennessee from Tower Assets, LLC by Special Warranty Deed dated January 29, 2019, of record as Instrument Number 20190130-0008689 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **0 Davidson St., Nashville, Tennessee 37213.**

Exhibit A - Continued

TRACT V (Map and Parcel 09308008600 and 09308008900)

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a pk nail set, at the intersection of the southerly right-of-way line of Crutcher Street, 50 feet in width, at the easterly right-of-way line of Interstate 24/65, width varies;

Thence leaving the southerly right-of-way line of Interstate 24/65, South 07° 31' 24" West, 97.73 feet to an iron rod set;

Thence South 25° 33' 20" East, 126.83 feet to a point at a corner common with the property of Ora Fleming Pendleton, as of record in Deed Book 7513, page 265, at the Register's Office for Davidson County, Tennessee, and being the TRUE POINT OF BEGINNING:

Thence leaving the easterly right-of-way line of Interstate 24/65, with the southerly property line of Ora Fleming Pendleton, North 58° 22' 27" East, 188.65 feet to an existing railroad spike in the westerly property line of Nashville Holdings LLC, as of record in Instrument No. 20070925-0113972, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Nashville Holdings, LLC, South 18° 17' 57" East, 71.96 feet to an existing iron rod;

Thence South 77° 06' 15" East, 32.63 feet to an existing iron rod;

Thence South 12° 47' 42" West, 34.70 feet to an existing iron rod;

Thence North 78° 07' 15" West, 11.07 feet to an "X" concrete, at a corner common with the property of Kenneth H. Martin, as of record in Instrument No. 20050729-0089042, in the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Kenneth H. Martin, South 59° 25' 03" West, 197.59 feet to the point in the easterly right-of-way line of Interstate 24/65;

Thence with the easterly right-of-way line of Interstate 24/65, North 10° 02' 48" West, 88.01 feet to an "X" in concrete;

Thence North 25° 30' 20" West, 28.20 feet to the POINT OF BEGINNING. Containing 22,036 square feet or 0.506 acres more or less.

Being the same property conveyed to Equipment Finders Inc. of Tennessee from Tower Assets, LLC by Special Warranty Deed dated January 29, 2019, of record as Instrument Number 20190130-

0008689 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **483 Davidson St., Nashville, Tennessee 37213, and 0 Crutcher St., Nashville, Tennessee 37213.**

Exhibit A - Continued

TRACT VI (Map and Parcel 09308001900)

Land in Nashville, Davidson County, Tennessee, being part of Lot No. 9, on the Plan of D. B. Cooper's Addition to East Nashville, as of record in Book 57, Page 154, Register's Office for Davidson County, Tennessee, described according to a survey made by Cherry Land Survey, Inc., dated December 01, 2001, as follows:

Beginning at an existing iron rod located in the northerly right-of-way line of Davidson Street, 80 feet in width, at a corner common with the property of Equipment Finders, Inc., as of record in Deed Instrument 200012200124553, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Davidson Street with the easterly property line of Equipment Finders, Inc., North 13 deg. 00 min. 00 sec. West, 274.94 feet to an existing iron rod in the southerly property line of Crutcher & Fifth, LLC, as of record in Deed Instrument 200712190145849, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Fifth & Crutcher, LLC, North 77 deg. 02 min. 34 sec. east, 261.34 feet to an existing iron rod in the westerly right-of-way line South Sixth Street, 50 feet in width;

Thence with the westerly right-of-way line of South Sixth Street, South 25 deg. 28 min. 45 sec. East, 261.40 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 65.45 feet, the central angle of which is 107 deg. 08 min. 45 sec. the radius of which is 35.00 feet, the chord of which is South 28 deg. 05 min. 38 sec. West 56.32 feet to an iron rod set, in the northerly right-of-way line of said Davidson Street;

Thence with the northerly right-of-way line of Davidson Street, South 81 deg. 40 min. 00 sec. West, 281.74 feet to the point of beginning, containing 83,981 square feet or 1.928 acres more or less.

Being the same property conveyed to Equipment Finders Inc. of Tennessee from Michael Ted Beyer and Peggy Anne Beyer by Special Warranty Deed dated September 30, 2013, of record as Instrument Number 20131002-0103298 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **505 Davidson St., Nashville, Tennessee 37213.**

Exhibit A - Continued

TRACT VII (Map and Parcel 09308007900)

Land in Davidson County, Tennessee, being part of Block 9 of the Map of D.B. Cooper Addition of East Nashville, as of record in Plat Book 57, Page 154, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of South Fifth Street, 60 feet in width, at a corner common with the property of Jesse Ray Mayo, Jr., as of record in Book 8545, Page 746, Register's Office for Davidson County, Tennessee; thence, leaving the easterly right-of-way line of South Fifth Street with the southerly property line of Jesse Ray Mayo, Jr., North 77 deg. 00 min. 00 sec. East, 349.74 feet to an existing iron rod in the westerly property line of Karen R. Miller, Trustee, as of record in Book 11086, Page 182, Register's Office for Davidson County, Tennessee; thence, with the westerly property line of Karen R. Miller, Trustee, South 13 deg. 00 min. 00 sec. East, 275.02 feet to an existing iron rod in the northerly right-of-way line of Davidson Street, 80 feet in width; thence, with the northerly right-of-way line of Davidson Street, South 81 deg. 40 min. 00 sec. West, 268.62 feet to an existing iron rod; thence, with a curve to the right, along an arc length of 44.39 feet, the central angle of which is 72 deg. 40 min. 20 sec., the radius of which is 35.00 feet, the chord of which is North 61 deg. 59 min. 23 sec. West, 41.48 feet to an existing iron rod at a corner common with the easterly right-of-way line of South Fifth Street; thence, leaving the northerly right-of-way line of Davidson Street, with the easterly right-of-way line of South Fifth Street, North 25 deg. 39 min. 00 sec. West, 231.57 feet to the point of BEGINNING, containing 84,124 square feet or 1.931 acres, more or less.

The above description was derived from a Boundary Survey prepared by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, R. Scot Cherry, Registered Land Surveyor, TN No. 1512, dated August 31, 2000.

Being the same property conveyed to Equipment Finders Inc. of Tennessee from Flint Ink Corporation by Warranty Deed dated December 15, 2000, of record as Instrument Number 20001220-0124553 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **501 Davidson St., Nashville, Tennessee 37213.**

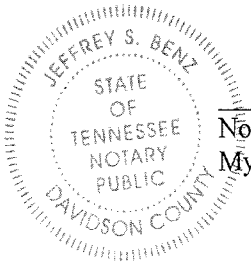
Certificate of Authenticity of Electronic Document

I, **Mike Boyd**, 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 **September 2, 2025**.

Mike Boyd
Date: September 2, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of September, 2025.



Notary Public
My commission expires: OCTOBER 4, 2027