Karen Johnson Davidson County
Batch# 1319854 DEEDQC
09/08/2025 11:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250908-0071543

This Instrument Prepared By:

Michael R. Griffin
GULLETT SANFORD ROBINSON & MARTIN PLLC
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Nashville, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0. Transfer is exempt under T.C.A. 67-4-409 (a)(1)(C)(v).

AFFIANT

Subscribed and sworn to before me, this 3 day of September, 2025.

Notary Public

My Commission Expires: 07/03/2028

MICHAEL R. GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03 2028

Address New Owners As Follows:
Ohio Avenue Properties, LLC
5605 Ohio Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owner

Map-Parcel Number:
091-02-0-250.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JERRY ANDERSON PROCTOR, JR.** a/k/a Jerry Anderson Proctor, ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **OHIO AVENUE PROPERTIES, LLC**, a Tennessee limited liability company, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Lot Nos. 1514 and 1516 of Block "I", Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County. Said part of Block "I" fronts 50 feet on the southerly side of Virginia Avenue and runs back between parallel lines, parallel with and 110 feet east of the easterly margin of 57th Avenue North, formerly 16th Street, 150 feet to an alley.

TRACT 2:

Land in Davidson County, Tennessee, being Lot Nos. 1506, 1508, 1510 and 1512, the westerly 100 feet of the easterly 160 feet of the northerly 150 feet of Block "I" Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for said County. Said part of Block "I" fronts 100 feet on the southerly side of Ohio, formerly Virginia Avenue and runs back between parallel lines, parallel with and 60 feet west of the westerly margin on 56th Avenue North, formerly 15th Street, 150 feet to an alley.

Being the same property conveyed to Steady Working, LLC, a Tennessee limited liability company, by deed from Proctor Marble and Granite, LLC, a Tennessee limited liability company, of record as Instrument No. 20211105-0147982, Register's Office for Davidson County, Tennessee, the said Steady Working, LLC, a Tennessee limited liability company, having been administratively dissolved, but continues its existence pursuant to T.C.A. § 48-249-605(c) in order to wind up and liquidate its business and affairs.

The above descriptions are the same as those used in the last deed prior to this transaction.

This is improved property known as 5605 Ohio Avenue (f/k/a 5603, 5605 and 5607 Ohio Avenue), Nashville, Tennessee 37209.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

{Signature page to follow}

WITNESS my hand this 3 day of September, 2025.

GRANTOR:

JERRY ANDERSON PROCTOR, JR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **JERRY ANDERSON PROCTOR, JR.**, 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 he executed the within instrument for the purposes stated therein.

WITNESS my hand, at office, this 3 day of September, 2025.

Notary Public

My Commission Expires: 07/03/2028

MICHAEL R. GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2028

True Copy Certification

I, Michael R. Griffin, 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 3, 2025.

Affiant Signature

Date: September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of September, 2025.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

