QUITCLAIM DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **- $0.00 - .**

Karen Johnson Davidson County
Batch# 1351780 DEEDQC
12/01/2025 10:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251201-0094909

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE

13 DAY OF November, 2025.

CHRISTINA BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-23-2029

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue #403, Nashville, TN 37203
File No.: NF202829

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Stratus Construction, Inc. 3250 Dickerson Pike Ste 202 Nashville, TN 37207	SAME AS NEW OWNER	094 01 0 048.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, Vernon T. Keesee, Jr., hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, Stratus Construction, Inc., a Tennessee corporation, hereinafter referred as Grantee, their Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of Payne, Blakemore & Cummings Addition to East Nashville, of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Vernon T. Keesee, Jr., by Warranty Deed from Julian Bobbitt, Jr. and Ann Elkins and Tabitha Long a/k/a Tabitha Underwood and Sherri Armstrong and Rita Parish and Sherri Dawn Armstrong, Trustee of the Shawn Cole Simon Testamentary Trust Agreement date March 27th, 2021 Sherri Dawn Armstrong, Trustee of the Jaxson Carter Simon Testamentary Trust Agreement date March 27th, 2021, dated January 31, 2025, of record in Instrument No. 20250205-0008748, Register's Office for Davidson County, Tennessee; and also being the same property conveyed to Julian B. Bobbitt and wife, Sandra F. Bobbitt, by Installment Deed from Edward Jackson and wife, Dorothy Jackson, dated August 5, 1982, of record in Book 5921, Page 186, Register's office for Davidson County, Tennessee. The said Julian B. Bobbitt predeceased Sandra F. Bobbitt on February 25, 2011. The said Sandra F. Bobbitt having since died intestate on February 4, 2018, leaving the property herein described vested in her Heirs at Law, being Julian Bobbitt, Jr., Sherri Armstrong, Rita Parish, Betty Casperson, Ann Elkins, and Tabitha Underwood

a/k/a Tabitha Long, pursuant to Affidavit of Heirship dated October 5, 2018, of record in Instrument No. 20181015-01011896, Register's office for Davidson County, Tennessee. The said Betty Casperson a/k/a Betty Sue Bobbitt Casperson having since died testate on April 2, 2021. According to her Last Will and Testament filed in Docket No. 24P2211, in the Seventh Circuit Court for Davidson County, Tennessee, she devised her estate to her two minor grandsons, Shawn Cole Simon and Jaxson Carter Simon, to be placed in Trust and payable to them at age 18.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This is improved property known as 619 S 11th St, Nashville, TN 37206.

Witness our/my hand on the 13 day of November, 2025.

Vernon T. Keesee, Jr.

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, of the state and county aforesaid, personally appeared Vernon T. Keesee, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who is authorized to executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of November, 2025.

Notary Public
My Commission Expires: 2/17/27



Certificate of Authenticity

I, Kim Hollingshead, 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 11/7/2025.

Kim Hollingshead, Esq

11/7/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 11/7/2025.

Notary
My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON