Karen Johnson Davidson County
Batch# 1456865 DEEDQC
08/10/2026 01:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260810-0073542

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Straightway Property Management, LLC Attn: Anthony Hirsch 935 E Trinity Ln Nashville, Tennessee 37207	NEW OWNERS	072-13-0-399.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Artisan Build Construct, LLC, a Tennessee limited liability company,** by these presents does hereby quitclaim and convey unto **Straightway Property Management, LLC, a Tennessee limited liability company,** their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Being parcel 07213039900, located in the 6th Council District of Davidson County TN, and being a portion of lot 6 on the AH Robinsons Subdivision as of record in Plat Book 57, Page 1, Register's Office, Davidson County, Tennessee being more particularly described as follows:

BEGINNING at an Iron Rod (new) set in the southern right-of-way of Straightway Avenue (40' ROW), said point also being the southwest corner of the O.I.C. 1111 Straightway Avenue property as of record in MA-20140505-0037931, Registers Office, Davidson County, Tennessee, said point also having TN State Plane Coordinates of N:677972.71, E:1749473.68;

THENCE, leaving said O.I.C. 1111 Straightway Avenue property, following said Straightway Avenue, North 83 degrees 38 minutes 47 seconds for a distance of 75.00 feet to an Iron Rod (set) on the property line of Lot 2 on the re-subdivision of P/O Lots 3-6 of AH Robinsons Subdivision as of record in Plat Book 8250, Page 38, Registers Office, Davidson County, Tennessee;

THENCE, leaving said Straightway Avenue, following said Lot 2 with a fence, North 6 degrees 44 minutes 09 seconds East for a distance of 188.32 feet to an Iron Rod (old) found on the southern boundary of lot 1 of same plat.

THENCE, leaving said lot 2, continuing with said Lot 1, South 83 degrees 15 minutes 51 seconds East for a distance of 16.69 feet to an Iron Rod (new) set on the east side of a retaining wall;

THENCE, continuing with said Lot 1, with the said retaining wall, North 11 degrees 18 minutes 05 seconds East for a distance of 72.15 feet to an Iron Rod (new) set near a fence on the southern boundary of the Chesterfield Place Subdivision as of record in Plat Book 332, Page 147, Registers Office, Davidson County, Tennessee;

THENCE, leaving said Lot 1, following said Chesterfield Place with a fence, South 82 degrees 22 minutes 14 seconds East for a distance of 49.17 feet to an Iron Rod (old) with an orange cap being the northwest

comer of the said O.I.C. 1111 Straightway Avenue property, having TN State Plane Coordinates of N:678230.33, E:1749500.67,

THENCE, leaving said Chesterfield Place, following said O.I.C. 1111 Straightway

Avenue property, South 5 degrees 58 minutes 59 seconds West for a distance of 259.00 feet to the point of beginning;

Containing 17,630 square feet or 0.405 acres more or less. According to a Survey by Clint T. Elliott, Tennessee RIS #2347, dated September 30th, 2025. ATTACHED to prior deed of record in Instrument No. 20251015-0082085, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Artisan Build Construct, LLC, a Tennessee limited liability company, from Sherry Daniels, an unmarried woman, by Warranty Deed dated October 9, 2025, and recorded October 15, 2025, in Instrument No. 20251015-0082085, Register's Office of Davidson County, Tennessee.

Commonly known as 1109 Straightway Avenue, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 5th day of August 2026.

Affiant

My commission expires:
(Affix Seal)

Notary Public

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5th day of August 2026.

Artisan Build Construct

By: _____

Anthony Hirsch

Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Anthony Hirsch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Sole Member** of **Artisan Build Construct, LLC, a Tennessee limited liability company**, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 5th day of ~~July~~ August 2026.

_____
Notary Public

My Commission Expires: 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

202608100073542

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 8-5-26

Affiant Signature

6th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028