Karen Johnson Davidson County
Batch# 1482554 DEEDQC
10/08/2026 01:46:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20261008-0092676

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Gunkhole Investments, LLC

TO:

GOOD TIMES ON 11TH LLC

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed by **Gunkhole Investments, LLC, a North Carolina limited liability company** ("Grantor"), to **GOOD TIMES ON 11TH LLC, a Tennessee limited liability company** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being a part of a lot marked two acres and 89 Poles on the W.L.B. Lawrence Plan of lots, of record in Book 21, Page 148, in the Register's Office for Davidson County, Tennessee: being Lot No. 9 on the unrecorded plan of T.O. Tune's Subdivision, more particularly described as follows:
>
> BEGINNING on the Westerly margin of 11th Avenue, South, extended formerly Bertie Avenue, at a point 604 feet South of the Southerly margin of Lawrence Avenue, said point being the Southeast corner of Lot No. 10 on the Duckworth Plan of Lots; thence with the Southerly line of Lot 10 westwardly 106 feet to the Southwest corner of said Lot No. 10, continuing in the same direction 74.7 feet in all 180.7 feet to the Easterly margin of a proposed alley; thence with said proposed alley Southwardly 50 feet to the dividing line between lots 9 and 10 on said Tune subdivision; thence with the line between said lots Eastwardly 186.7 feet to the Westerly margin of 11th Avenue, South; thence with said Avenue Northwardly 50 feet to the beginning.
>
> BEING the same property conveyed to Gunkhole Investments, LLC, a North Carolina limited liability company, by Warranty Deed from Daniel Goscombe, Trustee of the 2225 11th Avenue South Trust dated October 28, 2013, dated March 21, 2025, and recorded on March 24, 2025, in Instrument No. 20250324-0022022, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

For purposes of this instrument, words used in the singular shall include the plural and vice versa, as the context may require. Words of any gender shall be deemed to include all genders, and references to a person shall include individuals, corporations, partnerships, limited liability companies, and other legal entities.

This is improved property known as: **2225 11th Avenue South, Nashville, TN 37204.**

[signatures appear on following pages]

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty on this 21 day of August, 2026.

GRANTOR:

Gunkhole Investments, LLC

By: **William Whiteley Procter**
Trustee of the William I. Procter Revocable Trust, Owner of Gunkhole Investments, LLC

STATE OF Florida)
)
COUNTY OF Flagler)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **William Whiteley Procter**, in his capacity as Trustee of the William I. Procter Revocable Trust, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 21st day of August, 2026.

Notary Public State of Florida
Morgan Chafe
My Commission HH 688071
Expires 6/17/2029

Notary Public

My Commission Expires: 06/17/2029

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty on this 25 day of September, 2026.

GRANTOR:

Gunkhole Investments, LLC

By: **R. Donavon Munford, Jr.**
Trustee of the William I. Procter Revocable Trust, Owner of Gunkhole Investments, LLC

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **R. Donavon Munford, Jr.**, in his capacity as Trustee of the William I. Procter Revocable Trust, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 25 day of September, 2026.

NICHOLLE KENNEDY
NOTARY PUBLIC
WAKE COUNTY, NC

Notary Public

My Commission Expires: 7/25/2027

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty on this 25th day of September, 2026.

GRANTOR:

Gunkhole Investments, LLC

By: **Emily Mallory Procter**
Trustee of the William I. Procter Revocable Trust, Owner of Gunkhole Investments, LLC

STATE OF North Carolina)
)
COUNTY OF Wake)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Emily Mallory Procter**, in her capacity as Trustee of the William I. Procter Revocable Trust, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 25 day of September, 2026.

NICHOLLE KENNEDY
NOTARY PUBLIC
WAKE COUNTY, NC

Notary Public

My Commission Expires: 7/25/2027

OATH OF CONSIDERATION

STATE OF North Carolina)
)
COUNTY OF Wake)

The actual consideration for this transfer is: $ 10.00.

Subscribed and sworn to before
me, this 25 day of September, 2026.



Affiant

Nichole Kennedy
Notary Public
My Commission Expires: 7/25/2027

NICHOLLE KENNEDY
NOTARY PUBLIC
WAKE COUNTY, NC

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
GOOD TIMES ON 11TH LLC 9461 Charleville Blvd. #139 Beverly Hills, CA 90212	Same/Owner	2225 11th Avenue South Nashville, TN 37204 105-13-0-220.00

Tennessee Certification of Electronic Document

I, Thomas W. Steelman, 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 9/25/26 (date of document).

Affiant Signature

10/7/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9/14/2029

NOTARY'S SEAL

