**NEW OWNER:**

LUIS ALVA
5859 HICKORY RIDGE RD
LEBANON, IN 37090

THIS INSTRUMENT
PREPARED BY:

Tressler & Associates, PLLC
Attorneys at Law
212 N Castle Heights Avenue
Lebanon, TN 37087

**SEND TAX BILLS TO:**
New Owner

File No. 12-0087

Map 119
Group 13-0
Parcel 330.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20120040127 DEEDQC
Recvd: 06/01/12 08:53 3 pgs
Fees:17.00 Taxes:0.00
20120601-0047418

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALVA, LLC, a Tennessee Limited Liability Company,** does hereby convey unto **Luis Alva,** his successors and assigns, forever equally, all of right, title and interest in and to the following tract or parcel of land, situate and lying in Wilson County, Tennessee, bounded and described as follows, to-wit:

**SEE ATTACHED "EXHIBIT A"**

WITNESS SIGNATURE(S) this 11th day of May, 2012.

ALVA, LLC, a Tennessee Limited Liability Company

By: Luis Alva, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ALVA, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Luis Alva, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized Member.

WITNESS my hand and official seal at office, this 11th day of May, 2012.

Notary Public

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**********

The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 11th day of May, 2012.

Notary Public

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

## EXHIBIT A

A tract of land in the First Civil District of Davidson County, Tennessee, and being parts of Lots 4, 6, 7 and 59 of the Map of the Resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 59 in Pleasant View Subdivision of Mrs. McComb's property, Nashville, Tennessee, of record in Book 843, Page 101, Register's Office of Davidson County, Tennessee and being more particuarly described according to a survey made by Ragan-Smith Associates, Inc., Project No. 94-126, work order No. 4727, dated March 10, 1995.

Beginning at an iron pin set on the northerly line of Lot 4 and the eastern margin of Nolensville Road (80 feet R/W), said point lying on the southerly margin of a 12' Alley (unimproved); thence with the southerly margin of said Alley and the northerly line of Lot 4,

1. South 78 degrees 52' 35" East, 228.98 feet to an iron pin set, said point lying 38.15 feet westerly along the southerly margin of the Alley from the northerly corner of Lot 58 and 59; thence,

2. South 09 degrees 51' 10" West 173.63 feet to an iron pin set on the northerly margin of Radnor Street; thence with said margin,

3. North 78 degrees 52' 35" West, 129.07 feet to an iron pin set; thence,

4. Northwesterly with a curve to the right, having a radius of 18.00 feet, and central angle of 61 degrees 49' 32", an arc length of 19.42 feet, a chord bearing and distance of North 47 degrees 57' 49" West, 18.49 feet to an iron pin set on the easterly margin of Nolensville Road; thence with said road,

5. North 17 degrees 03' 03" West, 186.14 feet to the point of beginning and containing 31,992 square feet or 0.734 acres, more or less as calculated by the above courses which were determined within the precision requirements of a class "Urban" ALTA/ACSM Land Title Survey of 1992.

Being a part of the same property conveyed to Alva, LLC, by Quitclaim Deed from Luis Alva, dated December 31, 2009 and recorded in Instrument #20100413-0027934, with further reference to Book 10802, Page 500, Register's Office for Davidson County, Tennessee.

This is improved property known as 3030 Nolensville Pike, Nashville, TN 37211.