BILL GARRETT, Davidson County
Trans:T20150046892 DEEDQC
Recvd: 06/12/15 15:01 2 pgs
Fees:12.00 Taxes:0.00
20150612-0056036

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Boswell Holding, LLC 401 Fesslers Lane Nashville, TN 37210	New Owner	104-05-0-017.00

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, **Lannie Boswell,** by these presents do hereby quitclaim and convey unto **Boswell Holdings, LLC, a Tennessee limited liability company,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of West Grove Subdivision of record in Plat Book 421, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the portion of same property conveyed to Jimmy A. Duncan, Trustee by Quitclaim Deed from Elizabeth L. Pellicciotti, unmarried, being the sole heir at law of Bessie Thomas Longworth, unmarried of record in Instrument No. 20010703-0070274, Register's Office for Davidson County, Tennessee, dated July 02, 2001 and recorded on July 03, 2001 and within the same deed the said Jimmy A. Duncan, Trustee conveyed his interest in the subject property to Elizabeth L. Pellicciotti, unmarried.

Being the same property conveyed to Lannie Boswell by Warranty deed from Thomas Anthony Pellicciotti as Executor and Thomas Anthony Pellicciotti and Sarah Elizabeth Pellicciotti as devisees under the Last Will and Testament of Elizabeth Crewe Longworth Pellicciotti deceased of record in Instrument No. 20141202-0110561 Register's Office for Davidson County, Tennessee, dated November 20, 2014 and recorded on December 02, 2014.

This is improved property known as 110 39th Ave. N. Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 12th day of June 2015.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of June 2015.

Name: Lannie Boswell

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 Lannie Boswell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12TH day of June, 2015.

Notary Public

