BILL GARRETT, Davidson County
Trans:T20150084840 DEEDQC
Recvd: 10/06/15 08:31 2 pgs
Fees:12.00 Taxes:0.00
20151006-0101466

This Instrument Prepared By:
Thomas I. Bottorff, Esq.
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Luehrsen Construction, LLC **P.O. Box 90408** **Nashville, Tennessee 37209**	**Owner**	**Part of Map 91-2** **Par. 312**

WITNESSETH:

WHEREAS, Luehrsen Construction, LLC purchased Lot No. 1409 and Lot No. 1411 described herein by one Warranty Deed of record as Instrument No. 20150826-0086587; and

WHEREAS, Lot Nos. 1409 and 1411 have heretofore been combined under one Map and Parcel number as set forth above; and,

WHEREAS, Luehrsen Construction, LLC desires to separate the said property into two separate Lots with separate Map and Parcel numbers and addresses.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Luehrsen Construction, LLC ("Grantor") by these presents does hereby quitclaim, grant, transfer and convey unto Luehrsen Construction, LLC ("Grantee"), all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1409 in Block 50 on Plan No. 2 of West Nashville as shown by Plat of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

Said Lot No. 1409 fronts 25 feet along the northerly margin of California Avenue and runs back between parallel lines 150 feet to a deed line on the rear of said Lot.

Being part of the property conveyed to Luehrsen Construction, LLC by Warranty Deed from Steven Allen of record as Instrument No. 20150826-0086587, Register's Office for Davidson County, Tennessee.

This is improved property to be known as 5504A California Avenue, Nashville, Tennessee 37209.

IN WITNESS WHEREOF the Grantor has executed this instrument as of the 5th day of October, 2015.

GRANTOR:
Luehrsen Construction, LLC

By: _____
Paul Luehrsen, Managing Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, a Notary Public of the State and County aforesaid, personally appeared Paul Luehrsen as the Managing Member of Luehrsen Construction, LLC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that as the said Managing Member he executed the foregoing instrument on behalf of said Luehrsen Construction, LLC as the free act and deed of the said bargainor for the purposes therein contained.

WITNESS my hand and Seal at office as of this 5th day of October, 2015.

_____
Notary Public

My Commission Expires: 10/23/2017

STATE OF TENNESSEE)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value of this transfer is -0-.

_____
Affiant

Subscribed and sworn to before me as of this 5th day of October, 2015.

_____
Notary Public

My Commission Expires: 10/23/2017