THIS INSTRUMENT PREPARED BY:

M2L Law Group, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20160023821 DEEDQC
Recvd: 03/23/16 15:50 2 pgs
Fees:12.00 Taxes:0.00
20160323-0027729

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Daniel Fell 906 Boscobel Street. Nashville, TN 37206	New Owner	082-16-0-348.00

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, **Threshold Property LLC, a Tennessee Limited Liability Company,** by these presents do hereby quitclaim and convey unto **Daniel Fell and Catherine S. Fell, husband and wife,** his/her/their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 906A and 906B, Homes at 906 Boscobel, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 906 Boscobel, a Condominium, of record in Instrument No. 20150211-0012806, as amended in Instrument No. 20160129-00009072, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Threshold Property LLC, a Tennessee limited liability company by Warranty deed from Damon Frazee, married of record in Instrument No. 20130808-0083501 Register's Office for Davidson County, Tennessee, dated August 06, 2013 and recorded on August 08, 2013.

This is improved property also known as 906 Boscobel Street, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
22nd day of March, 2016.

Affiant

My commission expires: 11/5/18

Notary Public

(Affix Seal)

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22 day of March, 2016.

Threshold Property LLC, a Tennessee Limited Liability Company

By: _____
Name: Daniel Fell
Title: President/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 Daniel Fell, 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 President and Sole Member of Threshold Property LLC, 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 22nd day of March, 2016.

_____
Notary Public

My Commission Expires: 11/5/18

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018