BILL GARRETT, Davidson County
Trans:T20160034589 DEEDQC
Recvd: 04/27/16 09:56 2 pgs
Fees:12.00 Taxes:0.00
20160427-0040888

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:

WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 22 day of April, 2016.

Notary Public

My Commission Expires: 1-6-20

Address New Owner As Follows:
Lone Oak, LLC
4910 Atwood Dr.
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map-Parcel Number:
09102010200

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Susan Carroll and husband, John Carroll,** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of correcting an error in the legal description, hereby release, remise, quitclaim and give unto **Lone Oak, LLC, a Tennessee limited liability company,** all right, title and interest of Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 13 of Block 20, Cherokee Park Subdivision in West Nashville, as of record in Book 161, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the northerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Susan Carroll and husband, John Carroll, by deed from Adan E. Canizalez and wife, Erika Canizalez, of record in Instrument No. 20140425-0034974, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 6112 California Avenue, Nashville, TN 37209.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20 day of April, 2016.

Susan Carroll

John Carroll

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Carroll and John Carroll, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27 day of April, 2016.

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 1-6-20