BILL GARRETT, Davidson County
Trans:T20160034589 DEEDQC
Recvd: 04/27/16 09:57 2 pgs
Fees:12.00 Taxes:0.00
20160427-0040890

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.

Susan Carroll
Affiant

Subscribed and sworn to before me, this 27 day of April, 2016.

Notary Public

My Commission Expires: 1-6-20

Address New Owner As Follows:
Susan Carroll and John Carroll
7253 Green Meadows Lane
Nashville, TN 37209

Send Tax Bills To:
OWNER

Map-Parcel Number:
09102010300

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Lone Oak, LLC, a Tennessee limited liability company** ("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 **Susan Carroll and husband, John Carroll**, 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. 15 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. 15 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 Lone Oak, LLC, a Tennessee limited liability company by deed from Tommy Shaw and wife, Mary Shaw, of record in Instrument No. 20160105-0000842, Register's Office for Davidson County, Tennessee.

This is improved property known as 6114 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 14th day of April, 2016.

Lone Oak, LLC,
a Tennessee limited liability company

By: _____
William K. Wade, Member-Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM K. WADE,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Member-Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of April, 2016.

_____
Notary Public

My Commission Expires: 3/7/2017

