THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20160063937 DEEDQC
Recvd: 07/25/16 15:29 2 pgs
Fees:12.00 Taxes:0.00
20160725-0076521

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Daniel Fell 906 Boscobel Street. Nashville, TN 37206	New Owner	083-05-0-352.00

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 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 Lot No. 46 on the Plan of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for said County.

Said Lot 46 fronts 50 feet on the Northerly side of Franklin Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Threshold Property, LLC by Quitclaim deed from Daniel Fell and Catherine Schnurman (now Catherine Fell) of record in Instrument No. 20111219-0098998 Register's Office for Davidson County, Tennessee, dated December 16, 2011 and recorded on December 19, 2011.

This is improved property also known as 1409 Franklin Avenue, 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 July, 2016.

Affiant

My commission expires:

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 22nd day of July, 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 July, 2016.

_____
Notary Public

My Commission Expires:

