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
20160725-0076522

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Daniel Fell 906 Boscobel Street. Nashville, TN 37206	New Owner	094-01-0-194.00-CO

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. 171 on the Plan of Payne, Blakemore and Cummings Addition of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 171 fronts 50 feet on the Westerly side of South 13th Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Threshold Property, LLC by Warranty deed from Victoria Dawn Parker, Deborah Lynn Cunningham, Rebecca Susan Lanzisera, Becky Joyce Craighead Sexton, Bonne Jean Craighead Williamson, Janet L. Craighead Olin, Heather Crabtree Breese, Kevin Crabtree, Katy Smith and Ben Smith of record in Instrument No. 20130405-0033879 Register's Office for Davidson County, Tennessee, dated April 02, 2013 and recorded on April 05, 2013.

This is improved property also known as 722 South 13th 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 July, 2016.

Affiant

My commission expires: (Affix Seal)

Notary Public

MEREDITH M. ALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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.

Meredith Malloy
Notary Public

My Commission Expires:

