BILL GARRETT, Davidson County
Trans:T20160071214 DEEDQC
Recvd: 08/16/16 14:33 2 pgs
Fees:12.00 Taxes:0.00
20160816-0085476

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel No:
Tennessee Avenue Development, LLC 901 Buford Pl Nashville, TN 37204	Same	091-06

Preparer makes no representative warranties as to the accuracy of the infc herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

QUITCLAIM DEED

To re-establish original lot lines and for separation

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, Tennessee Avenue Development LLC, a Tennessee limited liability company, as Grantor, does hereby transfer and convey unto Tennessee Avenue Development LLC, a Tennessee limited liability company, all of its right, title and interests in and to a certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1314 and 1316, Block 186 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the 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 Joe G. Anderson and wife, Jessie E. Anderson by Warranty Deed dated October 15, 1958 from Roxie May Schryer Colby and Mollie G. Hardcastle of record in Book 2812, Page 635, Register's Office for Davidson County, Tennessee. The said Joe G. Anderson having predeceased his wife, Jessie E. Anderson leaving her sole surviving tenant by the entirety. The said Jessie E. Anderson a/k/a Jessie Evelyn Anderson died testate on June 26, 2015 devising subject property to Michael Glenn Anderson, Linda Joyce Barber, Joe Gordon Anderson, Jr., Johnny Lawrence Anderson and Adam Troy Anderson, Sr. as evidence by the Last Will and Testament of Jessie Evelyn Anderson file in Probate No. 15P1371, in the Probate Court Clerk's office for Davidson County, Tennessee.

Being the same property conveyed to Linda Saunders, married by Warranty deed from Michael Glenn Anderson and Linda Joyce Barber, Co-Executors of the Estate of Jessie E. Anderson of record in Instrument No. 20151120-0117896 Register's Office for Davidson County, Tennessee, dated November 17, 2015 and recorded on November 20, 2015.

Being the same property conveyed to Tennessee Avenue Development LLC, a Tennessee limited liability company, by Deed from Linda Saunders, married, of record in Instrument No. 20160816-0085475, Register's Office for Davidson County, Tennessee.

The purpose for this conveyance is to separate this parcel into two separate tax parcels with separate tax parcel numbers, and to re-establish the original lot lines.

This is improved property known as 5409 Tennessee Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing their sig

15th day of August, 2016.

Tennessee Avenue Development LLC

Chief Mgr

By John E. Coleman, Jr.,
Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John E. Coleman, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Tennessee Avenue Development LLC named bargainor, a limited liability company, and that he as Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of August, 2016.

VALERIE L. SAWYER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

NOTARY PUBLIC
My Commission Expires: April 24, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ -0-.

AFFIANT

Subscribed and sworn to before me this 15 day of August, 2016.

VALERIE L. SAWYER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

NOTARY PUBLIC
My Commission Expires: April 24, 2018