BILL GARRETT, Davidson County
Trans:T20160092666 DEEDQC
Recvd: 10/20/16 10:32 2 pgs
Fees:12.00 Taxes:0.00
20161020-0110904

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 0 274.00

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

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, Linda Saunders, married, as Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto Tennessee Avenue Development LLC, a Tennessee limited liability company, its successors and assigns forever, all of her 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. 1318 and 1320, Block 186 on the map 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.

Said Lot Nos. 1318 and 1320, join and front together 50 feet on the south side of Tennessee Avenue and extend back southwardly between parallel lines 150 feet to an alley 25 feet wide.

Being part of the same property conveyed to Linda Saunders, married, by Warranty Deed from Adam Troy Anderson, of record in Instrument No. 20151116-0115976, Register's Office for Davidson County, Tennessee.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

This is improved property known as 5411 Tennessee Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing her signature this ~~3rd~~ (15) 11th day of October, 2016.

Linda Saunders

Linda Saunders

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Saunders, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of October, 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-.

TN Ave Dev
AFFIANT

Subscribed and sworn to before me this 3rd day of October, 2016.

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

NOTARY PUBLIC
My Commission Expires: April 24, 2018