BILL GARRETT, Davidson County
Trans:T20160092666 DEEDQC
Recvd: 10/20/16 10:33 2 pgs
Fees:12.00 Taxes:0.00
20161020-0110905

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

To re-establish original lot lines and for separation of tax parcels

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. 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.

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. 20161020-0110904, 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 5411 Tennessee Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing their signatures this 31st day of October, 2016.

Tennessee Avenue Development LLC

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, the within 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 11 day of October, 2016.

NOTARY PUBLIC
My Commission Expires: April 24, 2018

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

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 11 day of October, 2016.

NOTARY PUBLIC
My Commission Expires: April 24, 2018

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