Karen Johnson Davidson County
Batch# 274828 DEEDQC
08/21/2019 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190821-0084115

Prepared By:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater, for this transfer is $0.00

(Affiant)

Subscribed and sworn to before me this 21st day of August, 2019.

Notary

Commission Expires: 3/31/21

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE BOTH PARCELS INTO ONE PARCEL

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
6115 Louisiana Ave LLC c/o Chris Mule 1120 Longview Drive Hendersonville, TN 37075	NEW OWNER	P/O 091-02-0 152.00 & 091-02-0 154.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **6115 Louisiana Ave LLC, a limited liability company,** has this day bargained and sold, and does hereby transfer and convey unto the said **6115 Louisiana Ave LLC, a limited liability company,** the Grantee(s) herein, his (successors), heirs and assigns, all his right title and interest in certain real estate in Davidson County, Tennessee as follows:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to 6115 Louisiana Ave LLC, a limited liability company, by Warranty Deed from Daniel Eric Mills, an unmarried man, and Rachel Collins Mills, an unmarried woman, dated May 14, 2019, and recorded May 21, 2019, of record in Instrument No. 20190521-0048022, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 6113 Louisiana Avenue, Nashville, TN 32209

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of August, 2019.

6115 Louisiana Ave LLC

By:
Chris Mule
Title: Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor(s), Chris Mule, 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 Secretary of 6115 Louisiana Ave, LLC, a limited liability company, and that he as such Secretary, being so authorized to do, executed the within instrument for the purposes therein contained.

Witness my hand, at Brentwood, Tennessee, this 21st day of August, 2019.

Commission Expires: 3/31/21

Notary Public

EXHIBIT "A"

BOUNDARY DESCRIPTION

RESUBDIVISION OF LOT 6 CHEROKEE PARK SUBDIVISION

(AS RECORDED IN DEED BOOK 161, PAGE 75)

6115 LOUISIANA AVE LLC PROPERTY

6113 LOUISIANA AVENUE, NASHVILLE, TENNESSEE 37209

REFERENCE INSTRUMENT 20190521-0048022

Being the Resubdivision of Lot 6 Cherokee Park Subdivision, a plat of which is of record in Deed Book 161, Page 75 in the Register's Office of Davidson County, Tennessee located in Nashville, Tennessee, said property situated in the Twentieth (20th) Council District of Davidson County, Tennessee, being that property conveyed to 6115 Louisiana Ave LLC from Daniel Eric Mills and Rachel Collins Mills as recorded in Instrument 20190521-0048022 in the Register's Office of Davidson County, Tennessee located in Nashville, Tennessee, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar set in the south right-of-way of Louisiana Avenue, being the northeast corner of Jake Tyler, Reference Instrument 20190515-0045840 and being the northwest corner of the property described herein; thence leaving Tyler and running with the south right-of-way of Louisiana Avenue South 54 degrees 16 minutes 55 seconds East for a distance of 50.00 feet to a 5/8-inch rebar set, being the northwest corner of Roy Craft, Reference Instrument 20020418-0048429 and the northeast corner of the property described herein; thence leaving said right-of-way and running with the west line of Craft South 35 degrees 50 minutes 15 seconds West for a distance of 150.00 feet to a 5/8-inch rebar set in the north right-of-way of Alley #1208, said alley having a total width of 25 feet, said point being the southwest corner of Craft and the southeast corner of the property described herein; thence leaving Craft and running with the north right-of-way of said alley North 54 degrees 16 minutes 55 seconds West for a distance of 50.00 feet to a 5/8-inch rebar set, being the southeast corner of Jake Tyler, Reference Instrument 20190515-0045840 and the southwest corner of the property described herein; thence leaving said alley and running with the east line of Tyler North 35 degrees 50 minutes 15 seconds East for a distance of 150.00 feet to the point of beginning and containing **0.17 Acres or 7,500 sq ft**, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on August 21, 2019. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Failure to properly record this document may adversely affect the rights and/or title to the above described property.

August 21, 2019

Ronald G. Taylor, PLS

Tennessee License Number 2123

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY