PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

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*Percy Wilkins, Jr. (retired)*

Karen Johnson Davidson County
Batch# 553002 DEEDQC
01/12/2021 03:06:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210112-0005578

W & I Ref: (DM) Title No.: 61490
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| 53rd Avenue, LLC<br>95 White Bridge Pike; Ste 401<br>Nashville, TN 37205-1445 | SAME |

**TAX MAP PARCEL NUMBERS:** 09107006900

# *QUITCLAIM DEED*

**FOR AND IN CONSIDERATION** of the sum of **Ten Dollars**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **E.L. Construction, LLC, a Tennessee limited liability company,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and quitclaim unto **53rd Avenue, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, described as follows:

**Tract No. 1:**

Being parts of Lots Nos. 1118, 1120, 1122 and 1124 of Block 19 Plan No. 2 West Nashville, of record in Plat Book 57, page 172, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said lots front 50 feet on the east side of 53rd Avenue, North and extends back between parallel lines 110 feet to a dead line.

**Tract No. 2:**

Being a part of Lot No. 1122 of Block 19, Plan No. 2, West Nashville, as of record in Plat Book 57, page 172, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Said part of Lot No. 1122 fronts 40 feet on the south side of Louisiana Avenue, and extends back between parallel lines along the east margin of 53rd Avenue, North, 100 feet to a dead line.

**Tract No. 3:**

Being part of Lot No. 1124 of Block 19, Plan No. 2, West Nashville, of record in Plat Book 57, page 172, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 1124 fronts 50 feet on the East side of 53rd Avenue, North and extend back between parallel lines 40 feet and adjoins the remaining part of Lot No. 1124 of record in Book 3069, page 3, Register's Office for Davidson County, Tennessee.

And also conveyed without warranties of title is the portion of 53rd Avenue North right of way and easement closed by Metro Ordinance No. BL2019-1484 described as follows:

A ten foot strip on the east side of 53rd Ave N from Louisiana Ave to Alley #1208.

Being the same property conveyed to E.L. Construction, by Warranty Deed from GLD Properties, LLC, dated December 11, 2020 and recorded on December 16, 2020 of record in Instrument No. 20201216-0148953, Register's Office for Davidson County, Tennessee. "E.L. Construction" is one and the same as E.L. Construction, LLC, a Tennessee limited liability company. The property was transferred to "E.L. Construction" in error. E.L. Construction, LLC, a Tennessee limited liability and 53rd Avenue, LLC, a Tennessee limited liability company, are wholly owned by one and the same individual, Eric Larence. This deed is being recorded to vest the property in the correct entity.

**This is improved property, known as 1313 53rd Avenue North, Nashville, TN 37209**

**WITNESS THE EXECUTION HEREOF** this 8th day of January, 2021.

**E. L. Construction, LLC, a Tennessee limited liability company**
**By:** _____
**Eric Larence, Member**

**State of** Tennessee

**County of** Davidson

On this 8th day of January, 2021, before me the undersigned authority, personally appeared **Eric Larence, as owner of E.L. Construction, LLC,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $0.00.

_____
Affiant

Sworn and subscribed before me this 8th day of January, 2021.

_____
Notary

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022