Karen Johnson Davidson County
Batch# 983490 DEEDQC
03/23/2023 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230323-0020923

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
James Withers and Erica Scherle, Trustees 3701 Meadowbrook Avenue Nashville, TN 37205	New Owner	Part of 09106023900

THIS QUITCLAIM DEED IS BEING FILED FOR THE PURPOSE OF REESTABLISHING THE BOUNDARY BETWEEN LOT 1420 AND LOT 1422.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James Withers and Erica Scherle, Trustees of the 5511 Louisiana Ave. Trust dated February 4, 2020**, by these presents do hereby quitclaim and convey unto **James Withers and Erica Scherle, Trustees of the 5511 Louisiana Ave. Trust dated February 4, 2020**, their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 1420 on the Plan of Plan #2, West Nashville, as shown on plat of record in Plat Book 57, Page 172, 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 part of the same property conveyed to James Withers and Erica Scherle, Trustees of the 5511 Louisiana Ave. Trust dated February 4, 2020 by Quitclaim Deed from Eugene Harris Nelson, of record in Instrument No. 20200205-0013343, Register's Office for Davidson County, Tennessee, dated February 4, 2020 and recorded on February 5, 2020.

This is part of improved property known as 5511 Louisiana Avenue, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 17th day of March, 2023.

Affiant

My commission expires: 3-3-25
(Affix Seal)

Notary Public

STEVE MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17TH day of March, 2023.

THE 5511 LOUISIANA AVE TRUST

James Withers, Trustee

Erica Scherle, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Withers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Trustee of the 5511 Louisiana Ave. Trust dated February 4, 2020, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 17TH day of MARCH, 2023.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Erica Scherle with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/themselves to be the Trustee of the 5511 Louisiana Ave. Trust dated February 4, 2020, and that she/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 17TH day of MARCH, 2023.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 22, 2023 (date of document).

Affiant Signature

March 22, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 22nd day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023