THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Kella Farris Affiant Subscribed and sworn to before me, this 26th day of February, 2024. Cynthia H. Rutz Notary Public My Commission Expires: 9/7/2026

Karen Johnson
Batch # 1105888
02/29/2024 09:22:43 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20240229-0013881

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Chris King, Trustee P.O. Box 121147 Nashville, TN 37212	New Owner	Map and Parcel No.: 104-08-0-342.00 (Tract 1) 104-08-0-343.00 (Tract 2)

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kella Stephenson Farris, Trustee of the LBL Properties Land Trust, dated December 9, 2016** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Chris King, Sucessor Trustee of the LBL Properties Land Trust, dated December 9, 2016**, its Beneficiaries and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract 1
Land in Davidson County, Tennessee, being part of Lot No. 41 on the Plan of O.B. Hayes Large Lot, called "Rokeby," as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Easterly margin of 16th Avenue South, formerly Belmont Avenue as widened 220 feet South of the South line of Weston Avenue and being the Northwest corner of C.D. Hyde's Lot; thence, with the Easterly margin of said 16th Avenue South, Southerly 55 feet; thence at right angles Easterly 144 feet more or less to the Westerly margin of an alley; thence with the Westerly margin of said alley Northerly 55 feet to a point; thence, Westerly 144 feet, more or less, to the beginning.

Being the same property conveyed to Kella Stephenson Farris, Trustee of the LBL Properties Land Trust, dated December 9th, 2016 by Quitclaim Deed from Luke R. Laird and wife, Beth M. Laird, dated January 20, 2017 and recorded on January 30, 2017 in Instrument No. 20170130-0009569, in the Register's Office of Davidson County, Tennessee. Chris King having since replaced Kella Stephenson Farris as Successor Trustee of the LBL Properties Land Trust pursuant to that certain First Amendment to the Trust dated February 6, 2024.

This is improved property known as: **1508 16th Ave S, Nashville, TN 37212.**

Tract 2
Land in the 4th Ward of the City of Nashville, Davidson County, Tennessee, being part of Lot No. 41 in O.B. Hayes' Plan of Large Lots, called Rokeby, as of record in Book 21, Page 87, Register's Office for said County, Tennessee, described as follows:

Beginning on the Easterly margin of 16th Avenue South, formerly Belmont Avenue as widened, at a point 275 feet South of the Southerly margin of Horton Avenue, being the South West corner of the property conveyed to Neelie Richardson Notgrass and husband by deed from C.D. Hyde and wife, of record in Book 615, Page 4, said Register's Office; thence with the said Notgrass Southerly line, Eastwardly 144 feet, more or less, to the Westerly margin of an alley; thence with the said alley, Southwardly 55 feet; thence Westwardly 144 feet, more or less, to the Easterly margin of 16th Avenue South; thence with the same, Northwardly 55 feet to the beginning.

Such property being the same as:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing concrete monument on the Easterly right-of-way line of Sixteenth Avenue South, 70 feet in width, at a corner common with Lot 1 Jennings Property of record in Plat Book 5210, Page 129 at the Register's office for Davidson County, Tennessee;

Thence with the Easterly right-of-way line of Sixteenth Avenue South, North 10 degrees 11 minutes 30 seconds East, 56.52 feet to a chiseled "X" in a concrete drive at a corner common with the property conveyed to June McHugh and Thomas L. Gould of record in Instrument Number 20030318-0035841;

Thence leaving the Easterly right-of-way line of Sixteenth Avenue South with the Southerly property line of McHugh and Gould, South 80 degrees 26 minutes 56 seconds East, 144.50 feet to an iron rod set on the Westerly right-of way line of Alley Number 438, 16.5 feet in width (field measured);

Thence with the Westerly right-of-way line of Alley Number 438, South 09 degrees 47 minutes 20 seconds West, 58.03 feet to an existing iron rod at a corner common with said Lot 1 Jennings Property;

Thence leaving the Westerly right-of-way line of Alley Number 438 with the Northerly lot line of said Lot 1, North 79 degrees 50 minutes 48 seconds West, 144.90 feet to the point of beginning; containing 8,287 square feet or 0.190 acres more or less.

The foregoing description was taken from a survey dated January 12, 2007, revised January 23, 2007, prepared by R. Scot Cherry, Registered Land Surveyor No. 1512, whose address is Cherry Land Surveying, 622 West Iris Drive, Nashville, Tennessee 37204.

Being the same property conveyed to Kella Stephenson Farris, Trustee of the LBL Properties Land Trust, dated December 9th, 2016 by Special Warranty Deed from Justin W. Leach and Kerry D. Leach, husband and wife, dated January 20, 2017 and recorded on January 23, 2017 in Instrument No. 20170123-0007175, in the Register's Office of Davidson County, Tennessee. Chris King having since replaced Kella Stephenson Farris as Successor Trustee of the LBL Properties Land Trust pursuant to that certain First Amendment to the Trust dated February 6, 2024.

This is improved property known as: **1510 16th Ave S, Nashville, TN 37212.**

Grantor covenants that its is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of February, 2024.

LBL Properties Land Trust

Kella Stephenson Farris, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kella Stephenson Farris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Trustee of Trustee of the LBL Properties Land Trust referenced herein and as such Trustee executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 26th day of February, 2024.



Cynthia H. Lutz
Notary Public

My Commission Expires: 9/7/2026