Karen Johnson Davidson County
Batch# 1177950 DEEDQC
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Fees: $27.00 Taxes: $0.00
20240904-0068102

QUITCLAIM DEED

(Consolidation of Tracts)

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-252

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lucile LLC	Same as owner	071 14 0 288.00
(NAME) 713 18th Avenue South	(NAME)	071 14 0 290.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WHEREAS, **Lucile LLC**, a Tennessee limited liability company (the "**Grantor**"), owns two tracts of land in Davidson County, Tennessee, as more particularly described on Exhibit A, attached hereto and incorporated herein by reference;

WHEREAS, the two tracts described on Exhibit A, attached hereto are contiguous and Grantor desires to combine both tracts into a single tract and set forth a new description for the combined tracts;

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE FOREGOING, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, by these presents does hereby quitclaim, transfer and convey to **Lucile LLC**, a Tennessee limited liability company, (the "**Grantee**"), its successors and assigns, all of its right, title, and interest in that certain property (the "**Property**") in Davidson County, Tennessee, described on Exhibit A attached hereto, which are hereby combined and, as combined, are more particularly described on Exhibit B attached hereto and incorporated herein.

This is improved property located at 121 Elmhurst Avenue, Nashville, TN 37207 and unimproved property located at 34 Lucile Street, Nashville, TN 37207.

The pupose of this Deed is to combine and consolidate the two contiguous parcels of land described on Exhibit A into a single parcel.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 4 day of September, 2024.

GRANTOR:

Lucille LLC,
a Tennessee limited liability company

By: _____
William Barron, Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared William Barron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Lucille LLC, a Tennessee limited liability company, the within named bargainor, and that he, being duly authorized, executed the foregoing instrument for the purposes therein contained on behalf of said limited liability company.

WITNESS my hand, at office, this 4 day of September, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary Public

My Commission Expires: 1-7-25

EXHIBIT A

DESCRIPTION OF THE TRACTS TO BE COMBINED

Tract 1: (Map & Parcel No. 071-14-0-288.00)

Being Lot No. 7 of Block E, East-View Subdivision of the Shwab Property, as of record in Plat Book 547, Page 64, in the Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the Westerly side of Elmhurst Avenue and runs back between parallel lines, 150 feet to a dead line.

Tract 2: (Map & Parcel No. 071-14-0-290.00

Being a portion of Lot No. 8 of Block E, East-View Subdivision of the Shwab Property, as of record in Plat Book 547, Page 64, Register's Office of Davidson County, being 50 feet by 67 feet, irregular in size, Field Book 12Da, Map 71-14, Parcel 290.

Being the same property conveyed to Lucile LLC, a Tennessee limited liability company, by Warranty Deed from Johnny H. Bennett and Lela Dianne Bennett, husband and wife, of record in Instrument No. 20240701-0049033 in the Register's Office of Davidson County, Tennessee, dated June 28, 2024, and recorded on July 1, 2024.

EXHIBIT B

CONSOLIDATED LEGAL DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Being Lot Nos. 7 and a portion of Lot No. 8 of Block E, East-View Subdivision of the Shwab Property, as of record in Plat Book 547, Page 64, in the Register's Office for said County, being more particularly described as follows:

Beginning at the northeast corner of Lot No. 7, and the southeast corner of Lot No. 8 of Block E, East-View Subdivision of the Shwab Property, as of record in Plat Book 547, Page 64, on the westerly margin of Elmhurst Avenue (the "Point of Beginning"); thence, with westerly margin of Elmhurst Avenue in a southerly direction, a distance of fifty (50) feet to the southeast corner of said Lot No. 7; thence, leaving said right of way, in a westerly direction, and with the northern boundary of Lot No. 6 of Block E, East-View Subdivision of the Shwab Property, as of record in Plat Book 547, Page 64, a distance of 150 feet to the northwest corner of said Lot No. 6, and the easterly boundary of the property conveyed to 26 Nashville Select by Quitclaim Deed of Record as Instrument No 20211220-0168041, Register's Office for said County; thence, with the eastern boundary of said 26 Nashville Select property in a northerly direction, 117 feet more or less, to the southerly margin of Lucile Street, and the northwest corner of Lot No. 8 of Block E, East-View Subdivision of the Shwab Property, as of record in Plat Book 547, Page 64; thence with southerly margin of Lucile Street, in an easterly direction, a distance of fifty (50) feet to the northwest corner of the property owned by Brian C. Crawford and Alina Crawford, by Warranty Deed of Record as Instrument No 20220112-0004151, Register's Office for said County; thence, leaving said right of way, in a southerly direction, and with the western boundary of said Crawford property, 62 feet more or less, to the northerly boundary of said Lot No. 7; thence with the northerly boundary of said Lot No. 7, in an easterly direction, 100 feet to the the westerly margin of Elmhurst Avenue and the Point of Beginning.

Being the same property conveyed to Lucile LLC, a Tennessee limited liability company, by Warranty Deed from Johnny H. Bennett and Lela Dianne Bennett, husband and wife, of record in Instrument No. 20240701-0049033 in the Register's Office of Davidson County, Tennessee, dated June 28, 2024, and recorded on July 1, 2024.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 September 4, 2024.

Signature
Date: September 4, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 4th day of September, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025