# QUITCLAIM DEED

Return To:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

KNOWN ALL MEN BY THESE PRESENTS, that, **Thomas H. Archer, unmarried, Larry H. Archer, and spouse Katherine J. Archer,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Thomas H. Archer, and Larry H. Archer, and Katherine J. Archer, and Jeremiah Lynn, Tenants in Common with Rights of Survivorship,** all his/her right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in Rutherford County, Tennessee, described as follows:

Being all of Lot 4, on the plan of Final Plat, Rivendell Woods, Phase I, Section II, as shown by plat appearing on Plan of record recorded in Instrument Number 20080829-0088935, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Thomas H. Archer, unmarried and Larry H. Archer, married, by Deed from, Ole South Properties, Inc., a Tennessee Corporation, dated February 18, 2011, of the Register's Office of Davidson County, Tennessee of record in Book or Instrument No 20110224-0015224 of said Registers office.

This Conveyance is made subject to Declaration of Covenants contained in instrument of record in Instrument Number 20070607-0068416, Amended of record in Instrument Number 20080722-0074876; Easement for Sanitary Sewer and/or Storm Drainage of record in Record Book 9487, page 908, and in Instrument Number 20070522-0061016; Easement to Columbia Gulf Transmission Company of record in Record Book 4215, page 632; Storm Water Detention Agreement of record in Instrument Number 20031104-0161896, and in Instrument Number 20070430-0050843; Ingress/Egress Easement to family cemetery as set out in Instrument Number 20040702-0079201; One Hundred Fifty Foot (150') Tennessee Valley Authority Easement as set out in Instrument Number 20040702-0079201; to any and all matters shown on said plat and survey in Plan of record recorded in Instrument Number 20080829-0088935; all of said Register's Office.

**Subject to any and all easements and/or restrictions affecting this property of record in the Register's office for Davidson County, Tennessee.**

IN TESTIMONY WHEREOF he/she has(we) hereunto set his/her hand(s) and seal(s) this 18th day of February, 2011.

Thomas H. Archer

Thomas H. Archer

Larry H. Archer

Larry H. Archer

Katherine J. Archer

Katherine J. Archer

BILL GARRETT, Davidson County
Trans:T20110011380 DEEDQC
Recvd: 02/24/11 11:22 1 pgs
Fees:12.00 Taxes:0.00
20110224-0015226

**STATE OF TENNESSEE** **COUNTY OF DAVIDSON**

On the 18th day of February, **2011,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **Thomas H. Archer, unmarried, Larry H. Archer married, and Katherine J. Archer, married,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 18th day of February, **2011**

My Commission Expires: 6-17-13

Rhonda D Davis
Notary Public

RHONDA D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-17-2013

**The actual consideration for this transfer is -0-**

Sheri Morgan
**Affiant**

Sworn and subscribed to me this 18th day of February, **2011.**

My Commission Expires: 6-17-13

Rhonda D Davis
Notary Public

RHONDA D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-17-2013

**Prepared by: Tri Star Title & Escrow, LLC, 201 E Main Street, Suite 300, Murfreesboro, TN 37130**
**Map 174-01-0A0-81.00 CO**
**Send Tax Bills To: Thomas H. Archer, 1156 Shire Drive, Antioch, TN 37013**
**New Owner: Thomas H. Archer, 1156 Shire Drive, Antioch, TN 37013**