BILL GARRETT, Davidson County
Trans:T20170036885 DEEDQC
Recvd: 05/02/17 10:37 2 pgs
Fees:12.00 Taxes:0.00
20170502-0042986

This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney at Law
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Cadence Construction, LLC<br>P.O. Box 95<br>Thompson Station, TN 37174 | SAME | 103 14 0D 001.00 - Unit A<br>103 14 0D 002.00 - Unit B |

# QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS** that we, **United Land Development, GP,** does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **Cadence Construction, LLC, a Tennessee limited liability company,** in and to the following properties located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit(s) A & B as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 78 Brookwood, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument No. 20151119-0117477, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property United Land Development, GP by Warranty Deed from Lorraine Catanzaro Sciadini, single woman, filed for record as Instrument No. 20151119-0117476, Register's Office for Davidson County, Tennessee.

**Property known as: 78 A & B Brookwood Terrace, Nashville, TN 37205**

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, We have hereunto set our hand on this the 1st day of ~~July, 2016~~ May 2017.

United Land Development, GP
By: Monarch Development, LLC,,Partner

By: _____
**Robert J. Schneider, Sole Member**

**AKNOWLEDGEMENT**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Robert J. Schneider**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member of Monarch Development, LLC on behalf of United Land Development, GP** (the "Corporation") the within named bargainor, a Tennessee general partnership, and that as such Sole Member of Monarch Development, LLC on behalf of United Land Development, GP being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership by himself as Sole Member.t.

WITNESS my hand and official seal this 1st day of May, 2017

Commission Expires: _____

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

_____
Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2017.

Commission Expires: _____

Notary Public

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018