Bill Garrett Davidson County
Batch# 15060 DEEDQC
10/18/2017 02:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171018-0106879

ADDRESS NEW OWNER:
Cadence Construction, LLC
P.O. Box 95
Thompsons Station, TN 37179

SEND TAX BILLS TO:
same as new owner

MAP/PARCEL NO:
131 03 0 031.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MONARCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, does remise, release and quitclaim unto CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, all of its right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 44, Colonial Heights, as shown on plat of record in Plat Book 1130, page 102, in Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Together with that portion of Burtonwood Drive abandoned by the Council of the Metropolitan Government of Nashville and Davidson County, Tennessee, Bill No. 086-1491, in the County Clerk's Office for said County

Being a portion of the same property conveyed to MONARCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from M2E HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160722-0075896, dated July 22, 2016, said Register's Office.

This property is known as: 1901 Kimbark Drive, Nashville, TN 37215.

WITNESS my hand this the 18th day of October, 2017.

MONARCH DEVELOPMENT, LLC

By: Robert Schneider, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Robert 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 the President of Monarch Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and official seal at Nashville, this 18th day of October 2017.

Notary Public

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 11/6/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -$0-.

Affiant

Sworn to and subscribed before me,
THIS 18th DAY OF October, 2017.

NOTARY PUBLIC

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/6/17

THIS INSTRUMENT PREPARED BY: Paul F. Soper, Esq.
West End Title & Escrow
2323 21st Ave., S., Ste. 502
Nashville, TN 37212
(615) 712-6036

No title examination was performed by West End Title & Escrow, LLC in connection with the preparation of this Instrument, and West End Title & Escrow, LLC makes no representation or warranty regarding the state of the title of, or Grantor's interest in, the subject property.

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.