Bill Garrett Davidson County
Batch# 48795 DEEDQC
01/18/2018 10:06:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180118-0005177

THIS INSTRUMENT PREPARED BY:

M2L Law Group, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1025 Archer, LLC 3803 West End Avenue, Apt. 5 Nashville, TN 37205	New Owner	105-01-4A-028.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Eric Nystrom, a married man***, by these presents does hereby quitclaim and convey unto **1025 Archer, LLC, a Tennessee Limited Liability Company,** its heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 28 on the Plan of Archer at 12th Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "D" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160908-0094811, amended in Instrument No. 20161102-0115692 and Instrument No. 20161123-0123554, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Nystrom, a married man, by Warranty Deed from Archer Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170323-0028726 in the Register's Office for Davidson County, Tennessee, dated March 18, 2017, and recorded March 23, 2017.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

This is improved property also known as 1025 11th Ave. South, Nashville, TN 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
17th day of January, 2018.

Affiant

My commission expires:
(Affix Seal)

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17th day of January, 2018.

Eric Nystrom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric Nystrom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 17th day of January, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018