ADDRESS NEW OWNER:
Monarch Development, LLC
540 Sydney Place
Murfreesboro, TN 37130

SEND TAX BILLS TO:
same as new owner

MAP/PARCEL NO:
P/O 094-01-0-203.00

Bill Garrett Davidson County
Batch# 59177 DEEDQC
02/14/2018 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180214-0014730

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 does remise, release and quitclaim unto MONARCH DEVELOPMENT, LLC 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. 162, as shown on the map entitled the Plan of Blakemore and Cummings Addition, of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to MONARCH DEVELOPMENT, LLC, by deed from DOROTHY A. LANDRY, UNMARRIED, of record in Instrument No. 201802140014728 dated February 12, 2018, said Register's Office.

This conveyance is being done for the purpose of creating deeds separating the legal description of two lots owned by Grantor to meet building codes request.

WITNESS my hand this the 13th day of February, 2018.

MONARCH DEVELOPMENT, LLC

By: Robert J. 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 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 the President of Monarch Development, LLC, 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, TN, this 13th day of February, 2018.

Notary Public

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

My commission expires: 9/7/21

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 13th DAY OF February, 2018.

NOTARY PUBLIC

MELISSA D. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

My Commission Expires: 03/10/2019

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: 9/7/21
Notary' Seal (if on paper):

