Bill Garrett Davidson County
Batch# 119350 DEEDQC
07/23/2018 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180723-0071656

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:
09107047300

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 CADENCE CONSTRUCTION, 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 1113, Block 172, plan of West Nashville No. 1 as shown on the plat of record in Plat Book 57, page 74, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being part of the same property conveyed to Monarch Development, LLC by deed from Cassie M. Lane, a single woman, of record in Instrument No. 20170815-0083478, said Register's Office. For further reference see Quitclaim Deed of record in Instrument No. 20170815-0083574, said Register's Office.

This property is known as 5206 A Kentucky Avenue, Nashville, TN 37209.

WITNESS my hand this the 23rd day of July, 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 23rd day of July, 2018.

Notary Public

My commission expires: 9/7/21

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

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 23rd DAY OF July 2018

NOTARY PUBLIC

My Commission Expires: 1/3/22

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)

