This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 126134 DEEDQC
08/07/2018 01:27:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180807-0077666

| Address New Owners: | Send Tax Bills To: | Map & Parcel Numbers: |
|---|---|---|
| Aspen Development, LLC | Same as Owner | 131-03-2D-001.00 & |
| 8005 Church St. E, Ste 201 | | 131-03-2D-002.00 |
| Brentwood, TN 37027 | | out of 131-3-83.00 |

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Monarch Development, LLC, a Tennessee limited liability company,** does hereby quitclaim and by these presents does transfer and convey all of it's right, title and interest unto **Aspen Development, LLC, a Tennessee limited liability company** it's successors and assigns, in and to the following tracts of land in **Davidson County, Tennessee**, described as follow, to-wit:

**Land in Davidson County, Tennessee, being Units A & B of 4114 & 4116 Oriole Place Homes, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 4114 & 4116 Oriole Place Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20171204-0123289, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of Homes At Villa And Tremont, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20171204-0123289 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.**

**Being the same property conveyed to Monarch Development, LLC, a Tennessee limited liability company, by Warranty Deed from Norah Buikstra, a married woman, executed November 30, 2017, and recorded December 4, 2017, of record in Instrument Number 20171204-0123287, Register's Office for Davidson County, Tennessee.**

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, I have hereunto set my hand on this 1st day of August 2018.

Monarch Development, LLC

By: _____
Robert J. Schneider, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named 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 the bargainor, a Tennessee limited liability company and that he as such Sole Member, executed the within instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

WITNESS my hand and official seal this the 1st day of August 2018.

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission Expires:
07/09/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this 1st day of August 2018.

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 07/09/2022