Karen Y Johnson Davidson County
DEEDQC
Batch# 143912 2 pgs
09/21/2018 01:25:35 PM
Fees: $12.00 Taxes: $0.00
20180921-0093825

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

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Monarch Development, LLC 917 & 919 South Street Nashville, TN 37203	Same as Owner	105021O000100CO and 105021O000200CO

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 and B of 917 & 919 South Street Homes, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 917 & 919 South Street Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20180226-0017658, 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 917 & 919 South Street Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20180226-0017658 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 a portion of the property conveyed to Monarch Development, LLC, a Tennessee limited liability company, by Warranty Deed from Hilda Marie McMackin and spouse, Charles Martel McMackin, executed February 23, 2018, and recorded February 26, 2018, of record in Instrument Number 20180226-0017656, 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 20th day of September 2018.

Monarch Development, LLC

By: Pam McBroom
Pam McBroom, Authorized Agent

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 Pam McBroom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged herself to be Authorized Agent of Monarch Development, LLC, the bargainor, a Tennessee limited liability company and that she as such Authorized Agent, executed the within instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent.

WITNESS my hand and official seal this the 20th day of September 2018.

Notary Public

ANA GHIANNI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: MAY 30 2021

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 20th day of September 2018.

Notary Public

ANA GHIANNI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: MAY 30 2021