Karen Y Johnson Davidson County
Batch# 177504 DEEDQC
12/26/2018 10:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181226-0124921

QUITCLAIM DEED

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF December, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ransom Chandra Properties, LLC (NAME)	**Same** (NAME)	**105-01-4A-041.00-CO**
1002 11th Avenue South (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand, paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

Robert S. Ransom, III, married and **Vivek Chandra, unmarried** ("Grantors")

Have bargained and sold, and by these presents do/does transfer and convey unto

Ransom Chandra Properties, LLC ("Grantee"), a Tennessee limited liability company

Its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 41 of Archer at 12th Homes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094811, Register's Office for said County, to which reference is hereby made. The easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Robert S. Ransom, III, married and Vivek Chandra, unmarried by Warranty deed from Archer Development, LLC, a Tennessee limited liability company of record in Instrument No. 20171208-0125343 Register's Office for Davidson County, Tennessee, dated December 05, 2017 and recorded on December 08, 2017. (Value of consideration shown in aforementioned deed $579,000.00.) Being also known as 1002 11th Avenue South Nashville, Tennessee 37201.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is **improved** property known as: **1002 11th Avenue South Nashville, Tennessee 37201.**

Witness our hands this the 24 day of December, 2018.

Robert S. Ransom, III,
Member

Vivek Chandra,
Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert S. Ransom, III**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is a **Member of Ransom Chandra Properties, LLC**, a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal on this the 24 th day of December, 2018.

NOTARY PUBLIC
My Commission Expires: _____

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vivek Chandra**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is a **Member of Ransom Chandra Properties, LLC**, a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal on this the 24 th day of December, 2018.

NOTARY PUBLIC
My Commission Expires: _____

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

True Copy Certification

I, Laura Mitchell, 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, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY