QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 224209 DEEDQC
04/30/2019 03:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190430-0040049

File No.: ALW-19-1024-1026-1028-CL

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021
(AFFIX SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Build Nashville DB2, LLC	NEW OWNER	
(NAME) **1310 Camelot Bay**	(NAME)	**081-16-0-157.00** **081-16-0-158.00** **081-16-0-159.00**
(ADDRESS) **Mt. Juliet, TN 37122**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/We, **Build Nashville, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Build Nashville DB2, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

unimproved ☐

This is improved ☒ property, known as 1024, 1026 & 1028 MONROE STREET, UNITS A&B, NASHVILLE, TN 37208
(House Number) (Street) (City or Town) (State) (Postal Zip)

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No. ALW-19-1024-1026-1028CL

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of April, 2019.

BUILD NASHVILLE, LLC, a Tennessee limited liability company

BY: Jamie Duncan
ITS: Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of April, 2019, before me personally appeared Jamie Duncan, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of BUILD NASHVILLE, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of April, 2019.

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

EXHIBIT A
LEGAL DESCRIPTION

Tract 1: Commonly known as 1028 Monroe Street, Nashville, TN (M/P: 081-16-0-157.00)

Land in Davidson County, Tennessee, being Units A & B as referenced in Declaration of Covenants, Conditions and Restrictions for Homes at 1028 Monroe Street, of record in Instrument No. 20190423-0037172, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Scovel-Monroe, LLC, a Tennessee limited liability company, to Build Nashville, LLC, as recorded on the 2nd day of March, 2018 in Instrument No. 20180302-0020039, in the Register's Office of Davidson County, Tennessee.

Tract 2: Commonly known as 1026 Monroe Street, Nashville, TN (M/P: 081-16-0-158.00)

Land in Davidson County, Tennessee, being Units A & B as referenced in Declaration of Covenants, Conditions and Restrictions for Homes at 1028 Monroe Street, of record in Instrument No. 20190423-0037171, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Clearwater Properties, LLC, a Tennessee limited liability company to Build Nashville, LLC, as recorded on the 2nd day of March, 2018, in Instrument No. 20180302-0020038, in the Register's Office of Davidson County, Tennessee.

Tract 3: Commonly known as 1024 Monroe Street, Nashville, TN (M/P: 081-16-0-159.00)

Land in Davidson County, Tennessee, being Units A & B as referenced in Declaration of Covenants, Conditions and Restrictions for Homes at 1028 Monroe Street, of record in Instrument No. 20190423-0037169, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Benjamin E. Rector, married, to Build Nashville, LLC, as recorded on the 2nd day of March, 2018, in Instrument No. 20180302-0020037, in the Register's Office of Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

