Prepared By:
Timothy M Mondello
1010 11TH AVE S
NASHVILLE, TN 37203

After Recording Return To:
1010 11th Ave S
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 238185 DEEDQC
06/04/2019 08:34:34 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190604-0052833

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Timothy Mondello, **Affiant**
Subscribed and sworn before me this the 4 **Day of** June, **20** 19.
Brandi Weis, **Deputy Register**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 04, 2019 THE GRANTOR(S),

- Timothy Mondello, a single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- 1010 Archer Holdings, LLC, Timothy Mondello, Manager residing at 1010 11th Ave S, Nashville, Davidson County, Tennessee 37203

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Transfer from individual to limited liability company managed by that individual

Tax Parcel Number: 105-1-4A-43.00 CO

Mail Tax Statements To:
1010 Archer Holdings, LLC
1010 11th Ave S
Nashville, Tennessee 37203

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 6/4/19

Timothy Mondello

Timothy Mondello
1010 11th Ave S
Nashville, Tennessee, 37203

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 4th day of June, 2019, before me personally appeared Timothy Mondello, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

KAILEY ROZELL
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Sept. 07, 2021
DAVIDSON COUNTY

Kailey Rozell
Notary Public

Notary Public
Title (and Rank)

My commission expires September 7 2021

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

1010 Archer Holdings, LLC
Affiant
Affiant's Name: Timothy Mondello

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Unit 45 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, amended in Instrument No. 20161102-0115692 and 20161123-0123-0123554, 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 part of the same property conveyed to Archer Development, LLC, by Special Warranty Deed from Leonard Amdur, recorded August 24, 2017 in Instrument No. 20170824-0087292, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of edgeVue Subdivision of record in Instrument No. 20150818-0082778, Register's Office for Davidson County, Tennessee.
- Consent to Final Subdivision Plat of Edgevue of record in Instrument Mo. 20161222-0134696, Register's Office for said County.
- Subject to all matters shown on the Plan D.T. Overton's Addition of record in Plat Book 21, Page 88, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Archer at 12th Homes, recorded in Instrument No. 20160908-0094811 and amended in Instrument Nos. 20161102-0115692 & 20161123-0123554.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Nos. 20140415-0031255, 20150717-0070114 and 20150717-0070159, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20160805-0081524, Register's Office for Davidson County, Tennessee.
- Easement to Piedmont Natural Gas Company of record in Instrument No. 20150902-0089426, Register's Office for Davidson County, Tennessee.
- Easement for Gas Service Line or Fuel Line Easement of record in Book 8255, Page 361, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **1010 11th Ave. South, Nashville, Tennessee 37203**.

CURRENT SOURCE OF TITLE 20171207-0124784