QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00). Affiant SUBSCRIBED AND SWORN BEFORE ME THIS 3 DAY OF JUNE, 2019. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 238721 DEEDQC
06/04/2019 03:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190604-0053337

GROVER C. COLLINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09-07-2021
COUNTY OF DAVIDSON

This Instrument Prepared By:
Grover Christopher Collins, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL(S) TO:	MAP – PARCEL NUMBERS
1127 Archer LLC	**1127 Archer LLC**	**105014A01400CO**
(NAME)	(NAME)	
1127 Archer Street	**1127 Archer Street**	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	**Nashville, Tennessee 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the ____ day of June 2019, the undersigned **VICTORIA ANEST AND CHRISTOPHER MARK HARRISON**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and quitclaim to **1127 ARCHER, LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of 1127 Archer Street, Nashville, Davidson County, Tennessee 37203 and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 14 of Archer at 12 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 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 copies herein for a more complete identification and description of said Unit.

Being part of the same Tract II conveyed to Archer Development, LLC, by Special Warranty Deed from Leonard Amdur, recorded February 26, 2015 in Instrument No. 20150226-0016685, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate legal description.

Being the same property conveyed to Victoria Anest, an Unmarried Woman, and Christopher Mark Harrison, an Unmarried Man, by Warranty Deed executed on the 28th day of October, 2016, and recorded on the 2nd day of November, 2016, as Instrument No. 20161102-0115694 in the 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.
- Subject to all matters shown on the Plan Edgehill Estates, Section One Hundred Twenty Eight of record in Plat Book 5190, Page 266, 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.
- 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.
- Easement to Piedmont Natural Gas Company of record in Instrument No. 20150902-0089426, Register's Office for Davidson County, Tennessee.
- County taxes for subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein.

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

IN WITNESS WHEREOF, this instrument has been executed this _____ day of June, 2019.

GRANTORS:

Victoria Anest

Christopher Mark Harrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Victoria Anest, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 3 day of June, 2019.

GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp. 09-07-2021 COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission expires: _____

STATE OF New Jersey)
COUNTY OF Monmouth)

Personally appeared before me, Christopher Mark Harrison, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 4th day of June, 2019.

NOTARY PUBLIC

My Commission expires: 4-17-24

JANELLE GLASS
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2384130
MY COMMISSION EXPIRES APRIL 17, 2024

True Copy Certification

I, Grover Collins, 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, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

