Karen Johnson Davidson County
Batch# 312097 DEEDQC
11/06/2019 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191106-0114679

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 TO BEFORE ME THIS 5 DAY OF NOV 2019 Notary Public My Commission Expires:

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 BILLS TO:	MAP – PARCEL NUMBERS
1111 Heaven LLC	**1111 Heaven LLC**	**105014A00600CO**
(NAME)	(NAME)	
2506 Westwood Avenue	**2506 Westwood Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, TN 37212**	
(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 5TH day of ~~October~~ NOVEMBER 2019, the undersigned **IVY MONIER ARNOLD, AN UNMARRIED PERSON**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **1111 HEAVEN LLC, A TENNESSEE LIMITED LIABILITY COMPANY** duly existing and operating under the laws of the state of Tennessee, 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 1111 Archer Street, Unit 6, Nashville, Davidson County, Tennessee 37203 and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 6 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 20161102-0115692 and 20161123-0123554, 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 the same property conveyed to Ivy Monier Arnold, an Unmarried Person, by Warranty Deed from Archer Development, LLC, a Tennessee Limited Liability Company, dated April 28, 2017, recorded on May 2, 2017, as Instrument No. 20170502-0043243, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE 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 D.T. Overton's Addition of record in Plat Book 21, Page 88, 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, amended in Instrument Nos. 20161102-0115691 and 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, Amended in 20161102-0115692, 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.
- Consent to Final Subdivision of Plat of edgeVue of record in Instrument No. 20161222-0134696, 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 located at: 1111 Archer Street, Nashville, Tennessee 37203

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.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this 5 day of ~~October~~ NOV, 2019.

GRANTOR:

Ivy Monier Arnold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ivy Monier Arnold, 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 5 day of October, 2019.

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

NOTARY PUBLIC

My Commission expires: 09-07-2021

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)

