This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 333984 DEEDQC
12/23/2019 01:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191223-0132443

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Aspen Development, LLC	Same as Owner	117-07-3F-001.00 &
8005 Church St. E, Ste 201		117-07-3F-002.00
Brentwood, TN 37027		Out of 117-07-0-212.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Monarch Development, LLC, a Tennessee limited liability company,** does hereby quitclaim and by these presents does transfer and convey all of it's right, title and interest unto **Aspen Development, LLC, a Tennessee limited liability company** it's successors and assigns, in and to the following tracts of land in **Davidson County, Tennessee**, described as follow, to-wit:

Land in Davidson County, Tennessee, being Units A & B of 3411 Benham Avenue Homes, a Planned Unit Development. as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 3411 Benham Avenue, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20181119-0113940, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of 3411 Benham Avenue Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20181119-0113940 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Monarch Development, LLC by Warranty Deed from Gilco-Woodwell Properties, LLC, a Tennessee limited liability company, dated November 16, 2018 and filed for record in Instrument Number 20181119-0113938, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this 6th day of December 2019.

Monarch Development, LLC

By: _____

Robert J. Schneider, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Schneider, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be Sole Member of Monarch Development, LLC the bargainor, a Tennessee limited liability company and that he as such Sole Member, executed the within instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

WITNESS my hand and official seal this the 6th day of December 2019.

_____
Notary Public

My Commission Expires: 7/9/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ~~$0.00~~

_____
Affiant

Subscribed and sworn to before me, this 6th day of December 2019.

_____
Notary Public

My Commission Expires: 7/9/22

Certificate of Authenticity

I, Pam McBroom, 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.

Pam McBroom

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ana Ghianni, a notary public for this county and state, Pam McBroom who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISION EXPIRES: 5/30/2021

ANA GHIANNI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201912230132443