Karen Johnson Davidson County
Batch# 359883 DEEDQC
02/19/2020 09:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200219-0018286

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MF Holdings, LLC,** a Tennessee Limited Liability Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and conveys unto **1113 Archer, LLC,** a Tennessee Limited Liability Company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 7 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 Nos. 20161102-0115692 and Instrument No. 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 JT Real Estate, LLC, a Kentucky limited liability company by Quitclaim deed from Chris Gerbig and Tori Gerbig, husband and wife of record in Instrument No. 20170721-0074028 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 21, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being further conveyed to MF Holdings, LLC, a Tennessee Limited Liability Company, by Deed from JT Real Estate, LLC, a Kentucky limited liability company, dated June 21, 2018, recorded June 25, 2018, and appearing of record in Instrument No. 20180625-0060900, Register's Office for Davidson County, Tennessee.

Being also known as 1113 Archer Street Nashville, Tennessee 37203.

IN WITNESS WHEREOF, I have hereunto set out my hand on this 18 day of February, 2020.

MF Holdings, LLC

By: J. Tyler Faulkner, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared J. Tyler Faulkner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument in his capacity as Member of MF Holdings, LLC..

Witness my hand and seal this 18 day of February, 2020.

Notary Public

My Commission Expires: 05/09/23

CORI LECAIN BECHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
1113 Archer, LLC 2211 Crestmoor Road, Ste 200 Nashville, TN 37215	Same	Davidson County: 105-01-4A-007.00-CO

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 18 day of February, 2020.

Notary Public

My Commission Expires:
05/09/23

CORI LECAIN BECHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)