THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Kimberly Hollingshead
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0.00-

Scott Manning Kristen Manning
Affiant

JAMES WALLERSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th **day of** February, **2020.**

James Wallerstein
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-6-22

Karen Johnson Davidson County
Batch# 360736 DEEDQC
02/20/2020 12:43:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200220-0018951

QUITCLAIM DEED

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL**
1103 Archer Street, LLC 600 12th Avenue South, Apt. 2007 Nashville, TN 37203	Same	105-1-4-A-2.00 CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Scott Manning and Kristen Manning, Husband and wife,** hereinafter referred to as Grantor does hereby convey, remise, release and forever quitclaim my right, title and interest, unto **1103 Archer Street, LLC, a Tennessee limited liability company,** my right, title and interest, unto, hereinafter referred as Grantees, their Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 2 of Archer at 12th Homes, a Horizontal Property Regime with Private Elements, as described in a Declaration of Covenants, Conditions and Restrictions, of record in Instrument Number 20160908-0094811, as Amended in Instrument Number 20161102-0115692, as further Amended in Instrument Number 20161123-0123554, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Scott Manning and Kristen Manning, husband and wife, by Warranty Deed from Archer Development, LLC, of record in Instrument Number 20170104-0000626, Register's office for said County and State.

Property located at 1103 Archer Street, Nashville, TN 37203.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Witness my hand this the 13th day of February, 2020.

Scott Manning

Kristen Manning

STATE OF Tennessee

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Scott Manning and Kristen Manning,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of February, 2020.

Notary Public

My Commission Expires: 9-6-22

JAMES WALLERSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022