Karen Johnson Davidson County
Batch# 383154 DEEDQC
04/08/2020 11:53:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200408-0037001

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

Address New Owners:
3411 Benham Avenue Homes
3411-A Benham Ave
3411-B Benham Ave
Nashville, TN 37203

Send Tax Bills To:
Same

Map & Parcel Numbers:
117073F90000CO
p/o 117-07-3F-00100CO
p/o 117-07-3F-00200CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Monarch Development, LLC, a Tennessee limited liability company and Aspen 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 3411 Benham Avenue Homes, it's successors and assigns, in and to **all common elements** as described in Schedule C of the Declaration of Covenants Conditions and Restrictions of the 3411 Benham Avenue of record in Instrument Number 20181119-0113940, 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 26th day of March 2020.

Monarch Development, LLC

By: Pam McBroom

Pam McBroom, Authorized Agent

Aspen Development, LLC
By: Aspen Construction, LLC, Member

By:

John Zelenak, President

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 Pam McBroom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged herself to be Authorized Agent of Monarch Development, LLC, the bargainor, a Tennessee limited liability company and that she as such Authorized Agent, executed the within instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent.

WITNESS my hand and official seal this the 26th day of March 2020.

KATHLEEN DOTSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
3-10-2024

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 John Zelenak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be President of Aspen Construction, LLC, Member of Aspen Development, LLC, the bargainor, a Tennessee limited liability company and that he as such President and Member, executed the within instrument for the purposes therein contained, by signing the name of the company by himself as President and Member.

WITNESS my hand and official seal this the 26th day of March 2020.

Notary Public

My Commission Expires:
3-10-2024

KATHLEEN DOTSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 26th day of March 2020.

Notary Public

My Commission Expires:
3-10-2024

KATHLEEN DOTSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY