Karen Johnson Davidson County
Batch# 393406 DEEDQC
04/29/2020 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200429-0044809

**THIS INSTRUMENT PREPARED BY:**

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

*This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.*

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Victor C. Bartley<br>1104 Caldwell Ave.<br>Nashville, TN 37204 | New Owner | 105-02-3D-001.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kirsten Michaelson, a married woman,** by these presents do hereby quitclaim and convey unto **Victor C. Bartley, a married man,** his heirs, successors and assigns, her right, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee, being Unit A of 901 & 903 Archer Street Homes, a Planned United Development, as shown on Exhibit "C" in the declaration of Covenants, Conditions and Restrictions for 1001 & 1003 9th Avenue S. Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20170707-0068398, and amended in Instrument Number 20171003-0101173, which hereby amends the name to be known as 901 & 903 Archer Street Homes, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal descriptions of said unit. The easements, restrictive covenants, and regulations imposed upon and relating to the unit, property, co-owners, and tenants of 901 & 903 Archer Street Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20170707-0068398 and Bylaws appended thereto as Exhibit "B", and amended in Instrument Number 20171003-0101173, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.**

**Being a portion of the property conveyed to Aspen Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Mark E. Fuqua and wife, Milisen Ann Wilson, executed July 6, 2017 and recorded July 7, 2017 of record in Instrument Number 20170707-0068396, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Victor C. Bartley, a married man by Warranty Deed from Aspen Construction, LLC, a Tennessee Limited Liability Company of record in Instrument Number 20180910-0089374, dated August 31, 2018 and recorded on September 10, 2018.**

**Being the same property conveyed to Kirsten Michaelson, by Quitclaim Deed from Victor C. Bartley, a married man of record in Instrument Number 20180921-0093980, dated September 21, 2018 and recorded on September 21, 2018.**

**Being the same property conveyed to Gulch Heights LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Kirsten Michaelson, a married woman of record in Instrument Number 20190107-001664, Register's Office for Davidson County, Tennessee, dated January 7th, 2019 and recorded on January 7th, 2019.**

**Being the same property conveyed to Kirsten Michaelson, by Quitclaim Deed from Gulch Heights LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20190211-0012811, Register's Office for Davidson County, Tennessee, dated February 11th, 2019 and recorded on February 11th, 2019.**

**This is improved property, known as 1001 9th Ave. S., Nashville, TN 37203.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 27 day of April, 2018.

Affiant

My commission expires:
(Affix Seal)

Notary Public

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

IN WITNESS WHEREOF, the undersigned has exccuted this Quitclaim Deed on this 27 day of April, 2020.

**Kirsten Michaelson**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kirsten Michaelson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27 day of April, 2020.

Notary Public

My Commission Expires:

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022