Karen Johnson Davidson County
Batch# 456551 DEEDQC
08/13/2020 12:18:23 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200813-0090824

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jennifer L. Johnson, Esq.**<br>**Maynard Cooper and Gale, P.C.**<br>**3835 Cleghorn Avenue, Suite 250**<br>**Nashville, Tennessee 37215** | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>The actual consideration for this transfer is $0.00<br><br>By: Charles S. M<br>Affiant<br><br>Subscribed and sworn to before me this 3 day of August 2020.<br><br>Jennifer L. J<br>Notary Public<br>My Commission Expires: 10-2-2023 |

JENNIFER L JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

| Address of New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| My2Girls, LLC<br>7514 River Road Pike<br>Nashville, TN 37209 | New Owner | 105-01-4A-039.00-CO |

## QUITCLAIM DEED

For the consideration of Ten Dollars ($10.00) and other good and valuable considerations, **CHARLES S. MOORE,** individual ("**Grantor**"), hereby conveys, grants and releases unto **MY2GIRLS, LLC,** a Tennessee limited liability company ("**Grantee**") certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit ("**Property**"):

See **Exhibit A** attached hereto and incorporated by reference.

This is improved property commonly known as 1039 Archer Street, Nashville, Tennessee 37203.

The Property is conveyed subject to all limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 13 day of August, 2020.

**GRANTOR:**

Charles S. Moore

Charles S. Moore

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, CHARLES S. MOORE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 13 day of August, 2020.




Jennifer L Johnson

Notary Public

My Commission Expires: 10-2-2023

{05515727.1}

**EXHIBIT A**
**LEGAL DESCRIPTION**

Land in Davidson County, Tennessee, being Unit No. 39 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 20161123-0123554, Register's Office for said County. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, are incorporated hereby reference and made a part of the same as though copied herein. Reference is hereby made to Revised Exhibit "D" to Amendment No. 2 of record in Instrument No. 20161123-0123554, for a more complete identification and description of said Unit.

BEING the same property conveyed to Charles S. Moore by Deed of record in Instrument Number 20200731-0084736, Register's Office for Davidson County, Tennessee.