True Copy Certification

I, John A Bell Jr., 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, [illegible], a/an [illegible] notary public for this county and state, John A Bell Jr., 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: 3-8-2021

Notary Seal (if on paper)

ANA LOWE-JOHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Name and Address of New Owner:
Edward Dinker
1023 11th Ave S.
Nashville, TN 37203
Send Tax Bills To:
Edward Dinker
Same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105014A02700CO

Karen Johnson Davidson County
Batch# 471593 DEEDQC
09/08/2020 11:00:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200908-0101857

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Edward Dinker** , "the Grantor," convey and quitclaim unto 1023 11th Ave S, LLC , "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 27 of Archer at 12th Homes, a planned unit development, as shown on Exhibit "D" in the Declaration Of Covenants, Conditions and Restrictions for Archer at 12th Homes, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20160908-0094811, amended in Instrument Number 20161102-0115692 and Instrument Number 20161123-0123554, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Archer at 12th Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "D" to said Declaration appearing in Instrument Number 20160908-0094811 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to 1023 Archer LLC, a Tennessee limited liability company, by Quitclaim Deed from Victor Bartley, recorded on June 26, 2018, of record in Instrument No. 20180626-0061532, Register's Office for Davidson County, TN.

Being the same property conveyed to Victor Bartley, a single person, by Warranty Deed from Archer Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20170201-0010952, Register's Office for Davidson County, Tennessee, dated January 30, 2017 and recorded on February 1, 2017.

This is improved property known as 1023 11th Ave. S., Nashville, TN 37203.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 31st day of July, 2020.

_____(SEAL)
Edward Dinker

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand ~~and official seal~~ this 31st day of July, 2020.

_____
Notary Public
My commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DELANA LOWHORN

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
31st day of July, 2020.

_____
Notary Public
My commission expires: 3-8-2021

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DELANA LOWHORN

File # 2020-1388

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