Karen Johnson Davidson County
Batch# 595824 DEEDQC
03/19/2021 03:32:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210319-0036912

Name and Address of New Owner:
1023 11th Ave. S LLC
1831 12th Ave S
PMB 192
Nashville TN 37203

Send Tax Bills To:
1023 11th Ave. S LLC
1831 12th Ave S
PMB 192
Nashville TN 37203

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, Leah Moore a 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.

Leah Moore
Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Map & Parcel No: 105014A02700CO

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, **John Walsh 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 Edward Dinker of record in Instrument No. 20200908-0101857, Register's Office for Davidson County, TN.

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).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 21st day of July, 2020.

By: _____(SEAL)
John Walsh Dinker

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **John Walsh 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 7 day of March, 2021.

DELLENA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

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
7 day of March, 2021.

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Leah Moore
_____
Notary Public
My commission expires: _____