Karen Johnson Davidson County
Batch# 632102 DEEDWARR
05/10/2021 11:23:04 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50
20210510-0062357

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $975,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of April, 2021.

Notary Public

My commission expires: 11/9/2024

JENNIFER MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-9-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
1111 Archer, LLC	New Owner(s)	105-01-4A-006.00-CO
1111 Archer Street	P.O. Box 69	
Nashville, TN 37203	Cross Plains, TN 37049	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **1111 HEAVEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1111 ARCHER, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Archer at 12th Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "D" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160908-0094811, and amended in Instrument No. 20161102-0115692 and Instrument No. 20161123-123554 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ivy Monier Arnold, an unmarried person by Warranty deed from Archer Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170502-0043243 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 02, 2017.

Being the same property conveyed to 1111 Heaven, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Ivy Monier Arnold, an unmarried person of record in Instrument No. 20191106-0114679 Register's Office for Davidson County, Tennessee, dated November 05, 2019 and recorded on November 06, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1111 Archer Street, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of April, 2021.

1111 Heaven, LLC, a Tennessee Limited Liability Company

By: _____
Ivy Monier Vick, Member

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 Ivy Monier Vick, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of 1111 Heaven, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2021.

_____
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON