Karen Johnson Davidson County
Batch# 638764 DEEDQC
05/18/2021 11:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210518-0066957

ADDRESS NEW OWNER:
Cadence Construction, LLC
109 Holiday Ct., Ste. B-5
Franklin, TN 37067

SEND TAX BILLS TO:
same as new owner

MAP/PARCEL NO:
105054M001.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MONARCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, does remise, release and quitclaim unto CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, all of its right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

SEE EXHIBIT A

Being the same property conveyed to MONARCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed of record as Instrument No. 20191017-0106527, said Register's Office.

This property is known as 1405 11th Avenue, S., Nashville, TN 37203.

WITNESS my hand this the 26th day of April, 2021.

MONARCH DEVELOPMENT, LLC

By: Robert J. Schneider, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Robert J. Schneider, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Monarch Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and official seal at Nashville, TN, this 26th day of April, 2021.

Notary Public

My commission expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -$0-.

Affiant

Sworn to and subscribed before me,
THIS 26th DAY OF April 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

THIS INSTRUMENT PREPARED BY: Paul F. Soper, Esq.
West End Title & Escrow
2323 21st Ave., S., Ste. 502
Nashville, TN 37212
(615) 712-6036

No title examination was performed by West End Title & Escrow, LLC in connection with the preparation of this Instrument, and West End Title & Escrow, LLC makes no representation or warranty regarding the state of the title of, or Grantor's interest in, the subject property.

EXHIBIT A

Land in Davidson County, Tennessee, being Unit "A" on the plan of Homes at 1100 Argyle Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 1100 Argyle Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200401-0035194, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to MONARCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JOSEPHINE B. GARY, of record in Instrument No. 20200401-0035193, dated March 31, 2020, said Register's Office.

True Copy Certification

I, **PAUL F. SOPER**, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

