Karen Johnson Davidson County
Batch# 744410 DEEDQC
10/26/2021 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211026-0143906

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:
13104014300

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:

Land in Davidson County, Tennessee, being Lot(s) 6, of Block 19 and part of Harcum Avenue, now closed, on the Plan of College Park Subdivision, of record in Book 843, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MONARCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DOROTHY C. MCGINNIS, UNMARRIED, of record in Instrument No. 20191220-0131549, dated December 19, 2019, said Register's Office.

This property is known as 1131 Woodvale Dr., Nashville, TN 37204.

WITNESS my hand this the 29th day of September, 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 29th day of September, 2021.

Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: 5/5/25

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 29th DAY OF September 2021.

NOTARY PUBLIC

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/5/25

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.

Tennessee Certification of Electronic Document

I, Paul Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/29/21 (date of document).

Affiant Signature

10/25/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/15/25

NOTARY'S SEAL

