QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 948583 DEEDQC
12/06/2022 02:10:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20221206-0127268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Caitlin King, Single, and Terry King & Laurie King, Married	**NEW OWNER**	
(NAME)	(NAME)	
1086 Archer St		**105011S00100CO** **105011S00200CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, St. Joseph Properties, LLC & Ke Qin ("Grantor") by these presents does herby convey, assign, and quitclaim to Caitlin King, Single, and Terry King & Laurie King, Married, ("Grantee") their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Units A & B on the plan of 1086 Archer Street Homes, a horizontal property regime with private elements, filed as Exhibit B to and established by the Declaration of Covenants, Conditions, and Restrictions for 1086 Archer Street Homes, of record at Instrument No. 20201030-0126676, Register's Office Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Blue Sky Horizon, GP and Ke Qin by Warranty Deed from Tomekia Hudson, of record at Instrument No. 20200716-0077970, Register's Office Davidson County, Tennessee.

Being also the same property conveyed to St. Joseph Properties, LLC by quitclaim deed from Blue Sky Horizon, GP of record at Instrument No. 20201208-0142754, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

This is improved property known as: 1086 & 1088 Archer St, Nashville, TN 37203

PH

Witness my hand this the 29th day of November, 2022.

St. Joseph Properties, LLC

By: Terry King
Its: Manager

Ke Qin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29 day of November, 2022, before me personally appeared **Terry King** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves as the **Manager** of **St. Joseph Properties, LLC**, the within named bargainor, a limited liability company, and that as such **Manager**, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of **St. Joseph Properties, LLC** as such **Manager** thereof.

Witness my hand and official seal this the 29th day of November, 2022.

Notary Public
My Commission Expires: 09-07-2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this the 29th day of November, 2022.

Notary Public
My Commission Expires: 09-07-2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

PH