Karen Johnson Davidson County
Batch# 1052764 DEEDQC
09/21/2023 01:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230921-0074357

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1131 Archer LLC 5311 Nevada Avenue Nashville, TN 37209	New Owner	105-1-4-A-16.00CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brittany Sears Price, a married woman, previously known as Brittany Nicole Sears,** by these presents does hereby quitclaim and convey unto **1131 Archer LLC, a Tennessee limited liability company,** its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 16 of Archer at 12th Homes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094811, Amended in 20161102-0115692, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Brittany Nicole Sears, a single women from Archer Develoment, LLC via Warranty Deed dated November 5, 2016, and recorded in Instrument 20161122-0123448 on November 22, 2016, in the Regiser's Office for Davidson County, Tennessee.

Being also known as 1131 Archer Street, Unit 16, Nashville, TN 37203

*This being investment property only, having never been the personal residence of Grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 21st day of September, 2023.

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 21 day of September, 2023.

Brittany Sears Price

Brittany Sears Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st September 2023, before me personally appeared Brittany Sears Price, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of September, 2023.

Notary Signature
My commission expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 September 21, 2023 (date of document).

Affiant Signature

September 21, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023