BILL GARRETT, Davidson County
Trans:T20160058776 DEEDQC
Recvd: 07/11/16 10:51 2 pgs
Fees:12.00 Taxes:0.00
20160711-0070563

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 7th day of July, 2016.

Annette Belyea
Notary Public
My commission expires: 9-19-18

Address of New Owner:	Send Tax Bills to:	Tax Information
Sunshine Realty, LLC	New Owner	082-13-0G-313.00CO
306 Shadow Creek Dr.		
Brentwood, TN 37027		

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($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, **Shanthi Sundaramoorthy and Munirathinam Sundaramoorthy,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Sunshine Realty, LLC, a Tennessee limited liability company**, Grantee(s), their heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 313, Building B, as specified on the Plat shown in the Master Deed, on the Plan of Harrison Square Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed and By-Laws for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941 and amended in Instrument No. 20071025-0126183 and in Instrument No. 20080104-0001138 and in Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register s Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums, Phase II, for placement of Units, as shown on Exhibit A to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, said Register s Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Shanthi Sundaramoorthy and Munirathinam Sundaramoorthy, from Eric M. Russell, an unmarried man, by Warranty Deed and recorded on December 29, 2015 of record Instrument Number 20151229-0130425, Registers Office for Davidson County, Tennessee.

This property is improved property known as: **303 Criddle Street #313, Nashville, Tennessee 37219.**

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation thereof.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 7th day of July 2016.

Munirathinam Sundaramoorthy

Shanthi Sundaramoorthy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Munirathinam Sundaramoorthy and Shanthi Sundaramoorthy, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2016.

My commission expires: 9-19-18

Annette Belyea
Notary Public

