BILL GARRETT, Davidson County
Trans: T20170061405 DEEDQC
Recvd: 07/18/17 14:35 2 pgs
Fees: 12.00 Taxes: 0.00

20170718-0072375

QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ McCracken

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF July, 2017

Notary Public

MY COMMISSION EXPIRES: 2-12-20

(AFFIX SEAL)

#55088

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Malla, LLC	Same	
(NAME)	(NAME)	P/O MAP 93-13 PAR. 544
6510 Tuscan Rd		
(ADDRESS)	(ADDRESS)	93-13 O D-069.00CO
Paducah, KY 42001		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO.CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **YOGESH B. MALLA AND WIFE, SARITA MALLA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **MALLA, LLC, A KENTUCKY LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit No. R 808, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument 20081223-0122167, at Exhibit B, Register' s Office for Davidson County, Tennessee.

Being part of the same property conveyed to CJUF II Terrazzo LLC, a Delaware limited liability company by deed from 12th & Division Properties, LLC, a Tennessee limited liability company of record in Instrument 200708270102784, said Register' s Office, dated August 24, 2007.
This conveyance is subject to all restrictions, easements and planning documents of record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes forthe current year, which have been prorated and paid by Grantor.

BEING THE SAME PROPERTY CONVEYED TO **YOGESH B. MALLA AND WIFE, SARITA MALLA, BY WARRANTY DEED FROM CJUF II TERRAZZO LLC, A DELAWARE LIMITED LIABILITY COMPANY**, OF RECORD IN INSTRUMENT NUMBER **20091222-0116548**, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 19TH DAY OF DECEMBER, 2009.

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

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as 700 12th Ave S., Unit R 808 Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 14 day of July, 2017.

Yogesh B. Malla

Sarita Malla

STATE OF Kentucky)
COUNTY OF McCracken)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Yogesh B. Malla**, the within named 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 14 day of July, 2017.

Notary Public #519710

My Commission Expires: 10-4-18

LEIZAK NICHOLS NOTARY PUBLIC STATE AT LARGE, KENTUCKY

STATE OF Kentucky)
COUNTY OF McCracken)

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

Witness my hand and official seal, this the 14 day of July, 2017.

Notary Public #519710

My Commission Expires: 10-4-18

LEIZAK NICHOLS NOTARY PUBLIC STATE AT LARGE, KENTUCKY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212