THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Lodestone Legal Group* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 807-1240* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 27th day of November, 2017* *Notary Public* *My commission expires: 10/3/2020* HALEY FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-03-2020

QUITCLAIM DEED

Name and Address of New Owner: The Kandada Trust Venkat K. Reddy and Nirmala K. Reddy, Trustees 1865 Barnstaple Lane Brentwood, TN 37027	Bill Garrett Davidson County Batch# 31618 DEEDQC 11/30/2017 09:20:40 AM 3 pgs Fees: $17.00 Taxes: $0.00 20171130-0122042
Send Tax Bills To: Same	
Street Address of Subject Property: 1804 State Street Nashville, TN 37203	**Map and Parcel:** 92-12-180.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KANDADA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **THE KANDADA TRUST, VENKAT K. REDDY AND NIRMALA K. REDDY, TRUSTEES,** hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being part of Lot No. 210 on the plan of the Boyd Home Tract of record in Book 21, page 39, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the north margin of State Street, 62 feet west of the northwest corner of State Street and 18th Avenue, North; running thence along the north margin of State Street, westwardly 38 feet to a point, said point being the southwest corner of Lot No. 210; thence northwardly along the line between Lots Nos. 210 and 211, 126 feet to a point; thence eastwardly along a line parallel with State Street, 38 feet to a point; thence southwardly along a line parallel with and 10 feet west of the dividing line between Lots 209 and 210 to the point of beginning.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Boyd Home Tract of record in Book 21, page 39, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 211 fronts 50 feet on the north side of State Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Kandada, LLC, a Tennessee Limited Liability Company, from Big Brothers/Big Sisters of Middle Tennessee, a Tennessee non-profit corporation, by Deed dated April 7, 2005, Instrument Number 20050408-0038972, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and

2. Any and all zoning regulations, setback lines, if any, easements and rights of way for public utilities that may be applicable to this property.

WITNESS my hand this 27th day of November, 2017.

KANDADA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
VENKAT REDDY, member

By: _____
NIRMALA REDDY, member

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **VENKAT REDDY AND NIRMALA REDDY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

NOTARY PUBLIC

