THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

M. Alec O'Neal
Affiant

Subscribed and sworn to before me, this 5th day of April 2019.

Nathan L Powers
Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 215313 DEEDQC
04/09/2019 08:19:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190409-0032010

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Satish Voona 1340 Lischey Ave. Nashville, TN 37207	New Owner	071 150 540.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Sunrise Properties, LLC, a Tennessee limited liability company**, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to, Satish Voona, a married man, (hereinafter referred to as the "Grantee") his heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of The Highland Land Co's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sunrise Properties, a Tennessee limited liability company, from Satish Voona and Gayatri Voona, by Quitclaim Deed dated May 26, 2017 and Recorded on June 1, 2017 in Instrument Number 20170601-0054266, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property known as 1340 Lischey Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever. However, this conveyance is made without the benefit of a title search.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2019.

SUNRISE PROPERTIES, LLC

BY:

Satish Voona, Member

Gayatri Voona, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Satish Voona and Gayatri Voona, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members of Sunrise Properties, LLC, a Tennessee Limited Liability Company, the within named bargainors, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized

Witness my hand and official seal at office, this 5th day of April, 2019.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY