THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Ave., Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 335967 DEEDQC
12/30/2019 08:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191230-0134280

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

FRANKIE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 8, 2021

Subscribed and sworn to before me, this the 20th day of December, 2019.

Notary Public
My Commission Expires: March 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zindagi, LLC 5505 Iron Gate Drive Franklin, TN 37069	New Owner	Map: 093-06-4 Parcel: 005.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Alpha Development, LLC**, a Tennessee limited liability company ("Grantor"), does hereby quitclaim and convey unto **Zindagi, LLC**, a Tennessee limited liability company ("Grantee"), its successors, and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described as follows:

Land in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of lot 57 of the Original Plan of the Town of Nashville; and being More Particularly Described as Follows:

Beginning at a point on the north right of way of Broadway (A.K.A. US Highway 70) at the building line of Building Number 312 and 316 Broadway, said point being 141.84 feet Easterly along said Right of Way from the East Right of Way of Fourth Avenue North; with the Point of Beginning thus established thence leaving Broadway and traveling along the centerline of the party wall of the aforesaid buildings North 27 Degrees 00 Minutes 25 Seconds West for a distance of 79.78 Feet to a point; Thence continuing along said party wall North 62 Degrees 24 Minutes 49 Seconds East for a Distance of 40.05 Feet to a Point on the Westerly Margin of a 10 foot alley; Thence traveling along said alley South 27 Degrees 00 Minutes 25 Seconds East for a distance of 79.78 Feet to a point on the North Right of Way of Broadway; Thence leaving said alley and traveling along

Broadway South 62 Degrees 24 Minutes 49 Seconds West for a distance of 40.05 Feet to the Point of Beginning.

Said tract or parcel of land contains 0.073 Acres and is depicted on that ALTA/ACSM Plat of Survey Prepared by LANDPRO Surveying and Mapping, Inc., sealed and certified by James H. Rader, TNRLS No. 2702, dated September 4, 2014, last revised September 17, 2014.

Being the same property conveyed to Alpha Development, LLC, a Tennessee limited liability company, by Special Warranty Deed, from TAC Broadway, LLC, a Tennessee limited liability company, dated January 10, 2017, and recorded January 18, 2017, as Instrument No. 20170118-0005264 in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **312 Broadway, Nashville, TN 37203**

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of December, 2019.

Alpha Development, LLC,
a Tennessee limited liability company

By: _____
Amish R. Purohit, Managing Member

By: _____
Priya Amish Purohit, Member

[*notary's acknowledgment on following page*]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for the State and County aforesaid, personally appeared **Priya Amish Purohit**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a **Member** of **Alpha Development, LLC**, the within named bargainor, a Tennessee limited liability company, and that she as such **Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Alpha Development, LLC** by the said **Priya Amish Purohit** as a **Member.**

WITNESS my hand and seal at office this 20th day of December, 2019.



Notary Public
My Commission expires: Feb. 21, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for the State and County aforesaid, personally appeared **Amish Ramesh Purohit**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **Managing Member** of **Alpha Development, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such **Managing Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Alpha Development, LLC** by the said **Amish Ramesh Purohit** as its **Managing Member.**

WITNESS my hand and seal at office this 20th day of December, 2019.



Notary Public
My Commission expires: Feb. 21, 2022

Certificate of Authenticity

I, Tammy Burns, do hereby make oath that I am a licensed attorney and/or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tammy Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Frankie Clark, a notary public for this county and state, Tammy Burns who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Frankie Clark
Notary Signature

My Commission Expires: March 8, 2021

Notary's Seal

FRANKIE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
March 8 2021