Karen Johnson Davidson County
Batch# 371431 DEEDQC
03/12/2020 01:32:30 PM 6 pgs
Fees: $33.00 Taxes: $1,171.67
20200312-0027846

QUITCLAIM DEED

MAIL RECORDED DEED TO:

MANIK CHHABRA
135 BROOKSIDE WAY
MULLICA HILL, NJ 37206

OWNER (SEND TAX BILLS TO):

MANIK CHHABRA
135 BROOKSIDE WAY
MULLICA HILL, NJ 37206

File#: SM-TN-101125

FOR AND IN CONSIDERATION OF THE SUM OF ($316,668.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KARIMULLA SHAIK, a married man, ARVIND KUMAR, a married man, and MANIK CHHABRA, a married man, (herein, "Grantor"), whose address is 135 Brookside Way, Mullica Hill, NJ 37206, hereby bargains, sells, remises, releases, quit claims and conveys to MANIK CHHABRA, a married man (herein, "Grantee"), whose address is 135 Brookside Way, Mullica Hill, NJ 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 628 A Shelby Avenue, Nashville, TN 37206

WITNESS my hand and seal this 24th day of January, 2020.

PIN NO: Part of 093 04 0 040.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

KARIMULLA SHAIK

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, KARIMULLA SHAIK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of January, 2020.

[Affix Notary Seal]

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-20-2021

GRANTOR:

Arvind Kumar

ARVIND KUMAR

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ARVIND KUMAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of January, 2020.

[Affix Notary Seal]

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-20-2021

GRANTOR:

Manik Chhabra

MANIK CHHABRA

STATE OF New Jersey
COUNTY OF ~~Glouster~~ *Gloucester

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MANIK CHHABRA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of January, 2020.

[Affix Notary Seal]

Commonwealth of Pennsylvania - Notary Seal
ALICIA C PETRIE - Notary Public
Philadelphia County
My Commission Expires Apr 12, 2023
Commission Number 1167132

Alicia C Petrie

SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/12/2023

OATH OF CONSIDERATION

STATE OF New Jersey
COUNTY OF ~~Glouster~~ *Gloucester

The actual consideration for this transfer is $316,668.00 (#).

Grantee:

Grantee signature: Manik Chhabra

MANIK CHHABRA

Subscribed and sworn to under oath before me, this 27th day of January, 2020 by MANIK CHHABRA.

[Affix Notary Seal]

Commonwealth of Pennsylvania - Notary Seal
ALICIA C PETRIE - Notary Public
Philadelphia County
My Commission Expires Apr 12, 2023
Commission Number 1167132

Alicia C Petrie

SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/12/2023

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF THE PLAN OF 628 SHELBY AVENUE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT (HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS), AS SHOWN ON EXHIBIT "B" OF 628 SHELBY AVENUE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, OF RECORD AS INSTRUMENT NUMBER 20190315-0023740, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO ALL THE PROVISIONS OF THE TENNESSEE "HORIZONTAL PROPERTY ACT" AS THE SAME IS SET OUT IN SECTION 66-27-101 ET SEQ. OF THE TENNESSEE CODE ANNOTATED AND IS SUBJECT TO THE BY-LAWS AND CHARTER FOR THE ADMINISTRATION THEREOF, AND IS SUBJECT TO EASEMENTS, RIGHTS AND INTERESTS IN FAVOR OF OTHER UNIT OWNERS AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY CASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDING THEREON: AND ALSO INCLUDING, WITHOUT LIMITATIONS, ALL CONDITIONS, COVENANTS, RESTRICTIONS AND OPTIONS, BURDENS. ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED OF RECORD AS INSTRUMENT NUMBER 20190315-0023740, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20190403-0030151 on April 3, 2019.

PIN NO: Part of 093 04 0 040.00

STREET ADDRESS:

628 A Shelby Avenue, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

20-030178 (SB)

True Copy Certification

I, Perre M. Cabell, do hereby make oath that I am a licensed attorney and/or the custodian of the 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.

Signature

State of Mississippi

County of Hancock

Personally appeared before me, Ken L Amacker, a notary public for this county and state, Perre M. Cabell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 6/15/21
Notary' Seal (if on paper)

