Karen Johnson Davidson County
Batch# 456572 DEEDQC
08/13/2020 12:44:15 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200813-0090857

Prepared By: Tushar Parbhu
Attorney at Law
300 James Robertson
Parkway, Suite 513
Nashville, TN 37201

QUITCLAIM DEED

For good and valuable consideration received, **NEW VENTURE HOMES LLC**, conveys unto, **DARSHAN LALA AND DAXA PARBHU , as Tenants in Common,** the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 5 of Block 2 on the Plan of Berryville, W.A. Bryan's Subdivision of the Berry Tract of record in Plat Book 421, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 fronts 50 feet on the Easterly side of Hadley Bend Road and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Fermin Robles, married by Warranty deed from Patricia R. Carter, married of record in Instrument No. 20040819-0100246 Register's Office for Davidson County, Tennessee, dated August 13, 2004 and recorded on August 19, 2004.

Being the same property conveyed to SiNachi LLC by Warranty deed from Fermin Robles, married of record in Instrument No. 20190716-0069535 Register's Office for Davidson County, Tennessee, dated July 12, 2019 and recorded on July 16, 2019.

Previous and last conveyance being a General Warranty Deed from SiNachi LLC to New Ventures Homes LLC recorded on September 24, 2019 instrument number 201909240097074.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;
(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro- rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown

above. This is improved property known as: 4350 Old Hickory Boulevard, Old Hickory,

TN 37138

The map and parcel number for this property is: 064 13 0 058.00

Name and address of new owners and those responsible for property taxes:

Darshan Lala
1181 Cleveland Hall Blvd
Old Hickory, TN 37138

Daxa Parbhu
300 James Robertson Parkway
Ste 513
Nashville, TN 37201

No title examination has been made by the preparer, and Attorney Tushar Parbhu, shall not be liable for the status of title to the property, the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the parties acknowledge that Tushar Parbhu, Attorney has prepared this instrument up on information furnished, examined and proofread by the parties. The parties have also been advised to carefully proofread the document and if any errors are found after recording of the documents, the parties will pay for the preparation and filing of any corrections. This 11 day of August, 2020.

Darshan Lala
Representative of New Ventures Homes LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, this day personally appeared Darshan Lala , representative of New Venture Homes LLC, the bargainor, with whom I am personally acquainted, and acknowledged the execution of the above quitclaim deed for the purposes therein contained, as witness my hand and official seal, this
11 day of August ,2020.

NOTARY PUBLIC

AMY MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 4/8/2023

Oath of Consideration

State of Tennessee
County of Davidson

I hereby swear of affirm that the actual consideration for this transfer of property , 4350 Old Hickory Blvd. Old Hickory, TN 37138, is $0.

Subscribed and sworn to before me
This 11 day of August, 2020.

Darshan Lala

Affiant

Notary Public

My commission expires: 4/8/2023

AMY MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY