THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Boulevard, Suite 130** **Nashville, TN 37215** **File No. 200627844** Karen Johnson Davidson County Batch# 460146 **DEEDQC** 08/19/2020 11:09:25 AM 2 pgs Fees: $12.00 Taxes: $0.00 20200819-0093375	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17th day of August, 2020. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARCH 7, 2023

QUITCLAIM DEED

Address New Owner: Suresh Chandra Chada and Neil Chandra Chada 109 A Oceola Avenue Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** 103-02-3D-003.00-CO

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, **Suresh Chandra Chada and Neil Chandra Chada,** (hereinafter collectively referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Suresh Chandra Chada and Neil Chandra Chada, as joint tenants with rights of survivorship,** their heirs and assigns, all of their 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 Unit 3, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Oceola Place, a Horizonal Property Regime with Private Elements of Record as Instrument No. 20190226-0017503 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which a Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Suresh Chandra Chada and Neil Chandra Chada, by Warranty Deed from High Definition Homes, LLC a Tennessee Limited Liability Company, of record in Instrument No. 20200804-0086162, Register's Office of Davidson County, Tennessee, dated July 20th, 2020, recorded August 8th, 2020.

This is improved property known as 109 A Oceola Avenue, Nashville, Tennessee, 37209.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of August, 2020.

Suresh Chandra Chada by: Neil Chandra Chada, Attorney in Fact

Suresh Chandra Chada
By: Neil Chandra Chada, Attorney in Fact

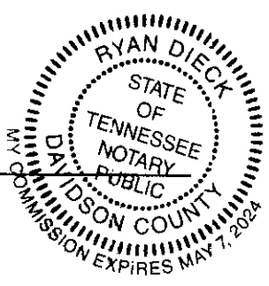
Neil Chandra Chada

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Neil Chandra Chada**, individually and as Attorney-in-fact for **Suresh Chandra Chada** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of August 2020.

Notary Public



My Commission Expires: _____