Karen Johnson Davidson County
Batch# 555047 DEEDQC
01/15/2021 11:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210115-0007147

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Aneesh Kappadan and Sreesha Aneesh 213 Brushy Creek Lane Nashville, TN 37211	Aneesh Kappadan and Sreesha Aneesh 213 Brushy Creek Lane Nashville, TN 37211

Order Number: 330606

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Aneesh Kappadan and Sreesha Aneesh, f/k/a Sreesha K. Puthiyaveedu, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Aneesh Kappadan and Sreesha Aneesh, Husband and Wife,** whose address is 213 Brushy Creek Lane, Nashville, TN 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Unit No. 213, together with the appurtenant interest in the common elements of Creekside of Brentwood, a horizontal property regime with private elements established by Master Deed, restated in Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, Register's Office for Davidson County, Tennessee , said unit being depicted on the condominium site plan attached as "B" to the aforementioned amended and restated Master Deed.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

This conveyance is made subject to:

1. Dedication of common area to Creekside of Brentwood Homeowner's Association, Inc. of record in Instrument No. 20080724-0075832, Register's Office for Davidson County, Tennessee.
2. Charter of Incorporation of Creekside of Brentwood Homeowner's Association, Inc. of record in Instrument No. 20041217-0150431, Register's Office for Davidson County,

Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Creekside of Brentwood, restated in Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7250, Pages 755 and 758, and Book 7267, Page 41, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20090730-0071237, Register's Office for Davidson County, Tennessee.
7. Easement for water mains and appurtenances of record in Book 6408, Page 486, Register's Office for Davidson County, Tennessee.
8. Easement for drainage and development agreement of record in Instrument No. 20040305-0025834, Register's Office for Davidson County, Tennessee.
9. Easement for transmission line of record in Book 2438, Page 376, Register's Office for Davidson County, Tennessee.
10. Easement for drainage facility of record in Book 7859, Page 398 and Book 9444, Page 27, Register's Office for Davidson County, Tennessee.
11. Easement for underground utility line of record in Instrument No. 20050606-0064353, Register's Office for Davidson County, Tennessee.
12. Easement for access and utilities of record in Instrument No. 20040305-0025839, Register's Office for Davidson County, Tennessee.
13. Easement for access and grading agreement of record in instrument No. 20040305-0025838, Register's Office for Davidson County, Tennessee.
14. Storm water detention agreement of record in Instrument No. 20040720-0086492, Register's Office for Davidson County, Tennessee.
15. Lease from Alan D. Revelette and wife, Candace Revelette to SBA Towers, Inc., recorded in Instrument No. 20000403-0032883, assigned and assumed in Instrument No. 20000714-0069736, amended in Instrument No. 20040305-0025830 and Instrument No. 20050620-0070135, Register's Office for Davidson County, Tennessee.
16. Ground Lease from Pulte Homes Tennessee Limited Partnership to Alan D. Revelette and Candace M. Revelette, recorded in Instrument No. 20040305-0025837, Register's Office for Davidson County, Tennessee.
17. Memorandum of Antenna Sile Agreement recorded in Instrument No. 20000321-0028710, Register's Office for Davidson County, Tennessee.
18. Memorandum of Lease of record in Instrument No. 20001102-0108823, Register's Office for Davidson County, Tennessee.
19. All other easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 161 13 0B 213.00
Street address of property: 213 Brushy Creek Ln, Nashville, TN 37211
Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20140625-0055688 in the Recorder's Office, Davidson County, Tennessee.

Signed this 4 day of Jan, 2021

Signature of Grantors:

Aneesh Kappadan

aka Sreesha K. Puthiyaveedu

Sreesha Aneesh, f/k/a
Sreesha K. Puthiyaveedu

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 4th day of Jan., 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Aneesh Kappadan and Sreesha Aneesh, f/k/a Sreesha K. Puthiyaveedu, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Karen R. Campbell
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

County Parcel Number: 161 13 0B 213.00
Street address of property: 213 Brushy Creek Ln, Nashville, TN 37211

Oath of Consideration

I or we, Aneesh kappala, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00 .

Signed this 4 day of Jan, 2021

Signatures of Affiant(s):

Aneesh

Sworn and subscribed before me this 4th day of Jan, 2021

Karen R. Campbell
Notary Public

State of TN
County of Davidson

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

True Copy Certification

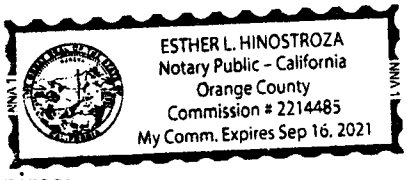
I,____Erika Olivo_____, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, _____Erika Olivo_____ 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:_____
Notary' Seal (if on paper)