Karen Johnson Davidson County
Batch# 565677 DEEDQC
02/01/2021 02:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210201-0014433

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MAK Nashville, LLC 9528 Midlothian Drive Brentwood, TN 37027-3812	New Owner	093040E00200

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
630 W Burton Street
Murfreesboro, TN 37130

STATE OF Tennessee
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 29th day of December, 2020.

Notary Public

My Commission Expires: 9/10/23
(Affix Seal)

QUITCLAIM DEED

For the express purpose of making a re-conveyance to create a fee simple title and for good and valuable consideration, and no monetary consideration, the undersigned **Manik Chhabra, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **MAK Nashville, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of the plan of 628 Shelby Avenue, a townhouse planned unit development (horziontal 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.

Being the same property conveyed to Manik Chhabra, a married man, by Quitclaim Deed from Karimulla Shaik, a married man, Arvind Kumar, a married man, and Manik Chhabra, a married man, of record as Instrument Number 20200206-0013914, Register's Office of Davidson County, Tennessee.

This is improved property located at 628 B Shelby Avenue, Nashville, TN 37206.

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.

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

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

IN WITNESS WHEREOF, this instrument has been executed this the 23 day of December, 2020.

Manik Chhabra.

Manik Chhabra

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Manik Chhabra**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this, the 23rd day of December, 2020.

Notary Public

My Commission Expires: 11/6/2023

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

