Karen Johnson Davidson County
Batch# 576012 DEEDQC
02/23/2021 03:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210223-0022416

Commitment Number: 20NL83819

After Recording, Return To:
~~Nations Lending Service~~s WWR Inc
9801 Legler Road
Lenexa, KS 66219

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
ABHISHEK PRAKASH SINGH and SARVANI MADIRAJU SINGH, as joint tenants with right of survivorship, 216 Croleywood Ln, Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20UR 51301 **090 12 0Q 013.00**

QUITCLAIM DEED

ABHISHEK PRAKASH SINGH, who acquired title as ABHISHEK SINGH, and **SARVANI MADIRAJU SINGH, formerly known as SARVANI MADIRAJU**, husband and wife, and **RAVI PRAKASH SINGH,** married, who conveys non homestead property, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **ABHISHEK PRAKASH SINGH and SARVANI MADIRAJU SINGH,** husband and wife, as tenants by the entirety, hereinafter grantee, whose tax mailing address is **216 Croleywood Ln, Nashville, TN 37209**, the following real property:

Land situated in Davidson County, Tennessee, being Unit TH06, as established in Declaration of Covenants, Conditions and Restrictions for Charlotte Parkside, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161011-0107421, as amended in Instrument No. 20161017-0109431 and in Instrument No. 20180130-0009606, in the register's office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. Being part of the same property conveyed to Q&A Holdings, GP, a Tennessee general partnership, by Warranty Deed from Sandra Goodson Watts, Trustee of the Goodson Family Trust U/A dated July 22, 2014, of record in Instrument No. 20150527-0048563,

Register's Office for Davidson County, Tennessee, dated May 22,2015 and recorded on May 27,2015, and Quitclaim Deed by Sandra Goodson Watts, Trustee of the Goodson Family Trust U/A dated July 22,2014 to Q&A Holdings, GP, a Tennessee general partnership, of record in Instrument No. 20150720-0070745, register's office for Davidson County, Tennessee, dated May 22,2015 and recorded on July 20, 2015. Being part of the same property conveyed to Charlotte Parkside, Inc., a Tennessee corporation by quitclaim deed from Q&A Holdings, G.P., a Tennessee general partnership, of record in Instrument No. 20160908-0094810, register's office for Davidson County, Tennessee.

Being the same property conveyed to \Abhishek Singh, a single man and Ravi Prakash Singh, a married man and Sarvani Madiraju, a single woman as joints tenants with right of survivorship\ by \SPECIAL WARRANTY\ from \Charlotte Parkside, Inc., a Tennessee Corporation\ as recorded \04/16/2019\ in as Document \20190416-0034997\.

Tax ID: \090 12 0Q 013.00
Property Address is: 216 Croleywood Ln, Nashville, TN 37209

Executed by the undersigned on November 12, 2020:

Abhishek Prakash Singh
ABHISHEK PRAKASH SINGH who acquired title as ABHISHEK SINGH

Ravi Prakash Singh
RAVI PRAKASH SINGH

Sarvani Madiraju Singh
SARVANI MADIRAJU SINGH, formerly known as SARVANI MADIRAJU

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 12, 2020 by **ABHISHEK PRAKASH SINGH who acquired title as ABHISHEK SINGH, RAVI PRAKASH SINGH** and **SARVANI MADIRAJU SINGH, formerly known as SARVANI MADIRAJU** who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Derri Dalton
Notary Public

DERRI DALTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12th day of November, 2020.

Affiant

Abhishek Prakash Singh
Print Name

(Seal)

Notary Public

My commission expires:
6/2/2024

Derri Dalton
Print Name

CTIC# _____

DERRI DALTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Carmel McHenry, do hereby make oath tha I am a licensed attorney and/or the custodian of 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.

Name

State of Kansas

County of Johnson

Personally appeared before me, Jessica Caswell, a notary public for this county and state, Carmel McHenry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Name

My Commission Expires: 9/3/22

Notary seal

JESSICA CASWELL
My Appointment Expires
September 3, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0244

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