Karen Johnson Davidson County
Batch# 595532 DEEDQC
03/19/2021 09:48:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210319-0036548

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-698022

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Gopinath Pulyankote and Srilatha Sukumaran	Gopinath Pulyankote and Srilatha Sukumaran	105010B20400CO
1010 16th Ave S, Unit 204	1010 16th Ave S, Unit 204	
Nashville, TN 37212	Nashville, TN 37212	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, GOPINATH PULYANKOTE and SRILATHA SUKUMARAN, husband and wife, and DIVYA GOPINATH, unmarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto GOPINATH PULYANKOTE and SRILATHA SUKUMARAN, husband and wife, as joint tenants, hereinafter referred to as "Grantee", whose mailing address is: 1010 16th Ave S, Unit 204, Nashville, TN 37212, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 204, as shown on the plan of Ten Ten on the Row, a Horizontal Property Regime, fired as Exhibit B to and established by the Master Deed of record in Instrument 20071023-0125441 as amended in Instruments 20090224-0015964, 20090507-0041965, 20090929-0090277 as corrected by Scrivener' s Affidavit in Instrument 20141009-0093659, and 20120905-0080264, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. Parking Space' No. 2 is assigned as a Limited Common Element for the exclusive USC by the owner of Unit 204.

Tax ID No.: 105010B20400CO

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument No. 20180829-0085580, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1010 16th Ave S, Unit 204, Nashville, TN 37212.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of January, 2021.

GOPINATH PULYANKOTE

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF SANTA CLARA

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that GOPINATH PULYANKOTE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25 day of JANUARY, 2021.

Notary Public
My Commission expires: 02/25/2022

HARNINDER KAUR NIJJER
COMM. #2232381
Notary Public - California
Santa Clara County
My Comm. Expires Feb. 25, 2022

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of January, 2021.

Srilatha.S
SRILATHA SUKUMARAN

STATE OF ~~TENNESSEE~~ HN CALIFORNIA
COUNTY OF SANTA CLARA

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SRILATHA SUKUMARAN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25 day of JANUARY, 2021.

Notary Public
My Commission expires: 02/25/2022

HARNINDER KAUR NIJJER
COMM. #2232381
Notary Public - California
Santa Clara County
My Comm. Expires Feb. 25, 2022

DIVYA GOPINATH

STATE OF TENNESSEE
COUNTY OF _____

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DIVYA GOPINATH, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this ____ day of _____, 20____.

Notary Public
My Commission expires:

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of _____, 20_____.

_____
SRILATHA SUKUMARAN

STATE OF TENNESSEE
COUNTY OF _____

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SRILATHA SUKUMARAN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this ____ day of _____, 20_____.

_____
Notary Public
My Commission expires:

_____
DIVYA GOPINATH

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DIVYA GOPINATH, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 27 day of January, 2021

_____
Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

GOPINATH PULYANKOTE

Srilatha.S
SRILATHA SUKUMARAN

STATE CALIFORNIA , COUNTY SANTA CLARA

Subscribed and sworn to before me this 25 day of JANUARY , 2021 By GOPINATH PULYAN KOTE & SRICATHA SUKUMARAN

Notary Public
My Commission expires: 02/25/2022

HARNINDER KAUR NIJJER
COMM. #2232381
Notary Public - California
Santa Clara County
My Comm. Expires Feb. 25, 2022

NRO1 NRO1

Tennessee Certification of Electronic Document

I, Ken Veltri, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Ken Veltri
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Jennifer L Lander, a notary public for this county and
Notary's Name

state, Ken Veltri, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Jennifer L Lander
Notary Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(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).