Karen Johnson Davidson County
Batch# 600720 DEEDQC
03/26/2021 10:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210326-0040021

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	Srinivas Reddy Matta and Pranathi Matta 6760 Christiansted Lane Nashville, TN 37211	Srinivas Reddy Matta and Pranathi Matta 6760 Christiansted Lane Nashville, TN 37211

Order Number: 335329

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Srinivas Reddy Matta, a/k/a Reddy S. Matta and Pranathi Matta, 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), **Srinivas Reddy Matta and Pranathi Matta, Husband and Wife,** whose address is 6760 Christiansted Lane, Nashville, TN 37211, the following described real property located in the Davidson County, State of Tennessee and further described as follows:

Being Lot No. 44 on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development, as of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

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.

Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of Christiansted Valley Homeowners Association, Inc., of record in Instrument No. 19991221-0305559 and amended in Instrument No. 20000728-0074515 and Supplemental of record in Instrument No. 20070206-0015266, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Subject to 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: 172-10-0B-152.00
Street address of property: 6760 Christiansted Lane, Nashville, TN 37211
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20080603-0056228 in the Recorder's Office, Davidson County, Tennessee.

Signed this 17 day of March, 2021.

Signature of Grantors:

Srinivas Reddy Matta a/k/a
Reddy S. Matta

Pranathi Matta

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 17 day of March, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Srinivas Reddy Matta a/k/a Reddy S. Matta and Pranathi Matta, 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.

LaTonya S Smith
Notary Public

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/2/2023

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.

County Parcel Number: 172-10-0B-152.00
Street address of property: 6760 Christiansted Lane, Nashville, TN 37211

Oath of Consideration

I or we, Pranali Matte 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 $ 10.00 .

Signed this 17 day of March, 2021.

Signatures of Affiant(s):

Pranali Matte

Sworn and subscribed before me this 17 day of March, 2021.

LaTonya S Smith
Notary Public

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

County Parcel Number: 172-10-0B-152.00
Street address of property: 6760 Christiansted Lane, Nashville, TN 37211

Oath of Consideration

I or we, SRINIVAS REDDY MATTA 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 17 day of March, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 17 day of March, 2021.

Latonya S Smith
Notary Public

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

202103260040021

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.

ESTHER L. HINOSTROZA
Notary Public – California
Orange County
Commission # 2214485
My Comm. Expires Sep 16, 2021

Notary's Signature

My Commission Expires:_____
Notary' Seal (if on paper)