This Instrument prepared by:

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

Karen Johnson Davidson County
Batch# 609973 DEEDQC
04/08/2021 09:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210408-0046672

Return to: Orange Coast Lender Services
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 685437

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Tharanga Wijethunga and Bernadette Seram	Tharanga Wijethunga and Bernadette Seram	142-10-0E-033-00
7534 Station Drive	7534 Station Drive	
Nashville, TN 37221	Nashville, TN 37221	

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, THARANGA WIJETHUNGA formerly known as UKWATTAGE WIJETHUNGA and BERNADETTE SERAM who acquired title as BERNADETTE EDIRISOORIYA MOHOTTI also known as SURESHINIE BERNADETTE MOHOTTIGE, husband and wife, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto THARANGA WIJETHUNGA and BERNADETTE SERAM, husband and wife, as tenants by the entirety with the right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 7534 Station Drive, Nashville, TN 37221, 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:

Being Unit 33 of Bellevue Station, Phase 3, as shown on Exhibit A-.1 of Supplemental Declaration to Declaration of Covenants, Conditions, and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170427-0041683, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing in Plat of record in instrument No. 20170418-0037989; Declaration of Covenants,

Conditions and Restrictions, Charter and Bylaws of record in Instrument No. 20160108-0001959 and as supplemented in Instrument No. 20170427-0041683; Articles of Incorporation/ Charter of record in Instrument No. 20160308-0022218; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151001-0099985; Easement for roadway right of way of record in Book 2086, page 272; Sewer line easement of record in Book 4613, page 509; Sign lease as reflected in Uniform Commercial Code Financing Statement of record in Book 7032, page 292; all of record In the Register's Office for Davidson County, Tennessee.

Tax ID No.: 142-10-0E-033-00

Being the same property conveyed to Ukwattage Wijethunga and Sureshinie Bernadette Edirisooriya Mohotti AKA Sureshinie Bernadette Mohottige, deed dated 8/30/2018, recorded date 9/4/2018, in Instrument Number. 20180904-0087227, in the Office of the Counry Register of Deeds of Davidson County, State of 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 7534 Station Drive, Nashville, TN 37221.

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.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5TH day of MARCH, 2021.

formely known as
UKwattage Wijethunga

THARANGA WIJETHUNGA formerly known as UKWATTAGE WIJETHUNGA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that THARANGA WIJETHUNGA formerly known as UKWATTAGE WIJETHUNGA, 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 5TH day of MARCH, 2021.

Notary Public
My Commission expires: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

S.B. Seram who acquired title as Bernadette Edirisooriya Mohottige also known as Sureshinie Bernadette Mohottige.

BERNADETTE SERAM who acquired title as BERNADETTE EDIRISOORIYA MOHOTTI also known as SURESHINIE BERNADETTE MOHOTTIGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that BERNADETTE SERAM who acquired title as BERNADETTE EDIRISOORIYA MOHOTTI also known as SURESHINIE BERNADETTE MOHOTTIGE, 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 5TH day of MARCH, 2021.

Notary Public
My Commission expires: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

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 .

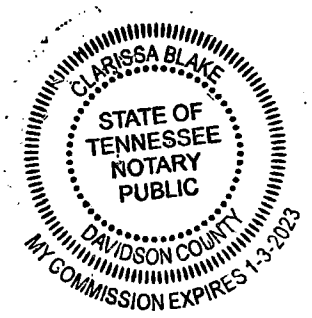
THARANGA WIJETHUNGA

S B Seram

BERNADETTE SERAM

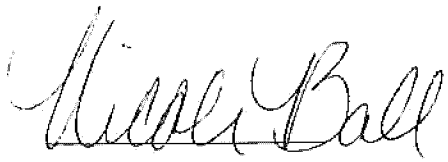
Subscribed and sworn to before me this 5TH day of MARCH , 2021.

Notary Public
My Commission expires: JAN. 3, 2023



TRUE COPY CERTIFICATION

I, **Nicole Ball**, 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.



Nicole Ball

State of Pennsylvania

County of Allegheny

Personally appeared before me, Sean Depp, a notary public for this county and state, Nicole Ball, 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: 5/3/2021

Notary's Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sean Depp, Notary Public
Findlay Twp., Allegheny County
My Commission Expires May 3, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES