Karen Johnson Davidson County
Batch# 652231 DEEDQC
06/09/2021 08:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210609-0077084

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
William O. Bare, III Anvita Upadhyaya 2004 A 9th Avenue North Nashville, TN 37208	New Owner	081-07-2O-001.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **William O. Bare, III, a married man, and Anvita Upadhyaya, a married woman** by these presents do hereby quitclaim and convey unto **William O. Bare, III and Anvita Upadhyaya, Husband and Wife** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

WOB

Land in Davidson County, Tennessee, being Unit A, 2004 9th Avenue North Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 2004 9th Avenue North Residences of record in Instrument Number 20180525-0050495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Kendrick Group, LLC, A Tennessee Limited Liability Company, by deed dated August 8, 2017, and recorded August 9, 2017, from Robert Cunningham, married, of record in 20170809-0081550, and being further conveyed to William O. Bare, III and Anvita Upadhyaya, by deed dated February 2, 2020, and recorded March 4, 2020, from The Kendrick Group, LLC, A Tennessee Limited Liability Company, of record in Instrument Number 20200304-0023758, Register"s Office for Davidson County, Tennessee.

Property Address: 2004 A 9th Avenue North, Nashville, TN 37208

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
27 day of May, 2021.

Affiant

My commission expires: 3/3/25
(Affix Seal)

Notary Public

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27 day of May, 2021.

William O. Bare, III

~~Anita~~ **Upadhyaya**
Anvita

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **William O. Bare, III and Anvita Upadhyaya,** with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 27 day of May, 2021.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022