Karen Johnson Davidson County
Batch# 684746 DEEDQC
07/27/2021 02:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210727-0101035

This Instrument prepared by: Citron & Deutsch, A Law Corporation,
10866 Wilshire Blvd., Suite 400, Los Angeles, CA 90024

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Nikesh J. Patel and Pritha Gupta, husband and wife and Nilam Patel, a married woman as joint tenants with rights of survivorship, on this the 13 day of July, 2021, for and no consideration, do hereby bargain, sell, release, remise, quit claim and convey unto SNP Music City, LLC, a Tennessee limited liability company, all of their right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Unit 16, 19th and Wedgewood, a Townhouse Planned Unit Development, a horizontal property regime with private elements, as shown in Declaration of Covenants, Conditions and Restrictions for 19th and Wedgewood, a Townhouse Planned Unit Development, of record in Instrument No. 20190913-0093144 and First Amendment in Instrument Number 20210416-0051507, Second Amendment in Instrument Number 20210512-0064213, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Nikesh J. Patel and Pritha Gupta, husband and wife and Nilam Patel, a married woman as joint tenants with rights of survivorship by Warranty deed from Gremada RE, LLC, a North Dakota Limited Liability Company of record in Instrument No. 20210701-0088959 Register's Office for Davidson County, Tennessee, dated June 24, 2021 and recorded on July 1, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190913-0093144 and First Amendment in Instrument Number 20210416-0051507, Second Amendment in Instrument Number 20210512-0064213, Register's Office for Davidson County, Tennessee, Subject to rights of others in and to the common areas and/or elements.

More commonly known as: 1816 Wedgewood Ave. #16, Nashville, TN 37212

IN TESTIMONY WHEREOF we have hereunto set our hands this 18 day of July, 2021

Nikesh J. Patel

Pritha Gupta

Nilam Patel

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On July 13, 2021 before me, J. Lika, Notary Public (here insert name and title of the officer), personally appeared Nilam Patel who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ Seal

J. LIKA
Commission No. 2288871
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires MAY 18, 2023

My commission expires: May 18, 2023

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On July, 18, 2021 before me, E. Golriz, Notary Public (here insert name and title of the officer), personally appeared Nikesh J. Patel and Pritha Gupta who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature E. Golriz Seal

My commission expires: 10-25-2022

NCC1 E. GOLRIZ Commission No. 2264142 NOTARY PUBLIC-CALIFORNIA LOS ANGELES COUNTY My Comm. Expires OCTOBER 25, 2022 NCC1

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Nikesh J. Patel, Affiant

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Subscribed and sworn before me this the 18th day of July, 2021.

E. Golriz
Notary Public

My commission expires: 10-25-2022

NCC1 E. GOLRIZ Commission No. 2264142 NOTARY PUBLIC-CALIFORNIA LOS ANGELES COUNTY My Comm. Expires OCTOBER 25, 2022 NCC1

The following information is not a part of this Deed:
Property Address: 1816 Wedgewood Ave. #16, Nashville, TN 37212

New Owner's Name and address:
SNP Music City, LLC
4126 Bellingham Ave.
Studio City, CA 91604

Map-Parcel Number: 104 08 OR 016.00

Mail Tax Bills to:
SNP Music City, LLC
4126 Bellingham Ave.
Studio City, CA 91604

Certificate of Authenticity

I, Richard K. Citron, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 1, 2021.

Name: Richard K. Citron

Title: Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles}

SUBSCRIBED AND SWORN TO (or affirmed) before me on this 22nd day of July, 2021 by Richard K. Citron proved to me on the basis of satisfactory evidence to be the persons(s) who appeared before me.

Notary Signature *(Seal)*

JANET CANADAY
COMM. # 2247762
LOS ANGELES COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
JULY 23, 2022