Karen Johnson Davidson County
Batch# 702079 DEEDQC
08/20/2021 12:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210820-0112978

Name and Address of New Owner:
1810 Wedgewood LLC
145 East 16th Street
Apt 17L
New York, NY 10003

Send Tax Bills To:
1810 Wedgewood LLC
145 East 16th Street
Apt 17L
New York, NY 10003

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 104-08-0R-019.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brian Kelly, a single man,** "the Grantor," conveys and quitclaims unto **1810 Wedgewood LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 19, 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, 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 Ranjan Chanda, a married man, and Srivatsan Pallavaram a/k/a Sri Pallavaram, a single man, and Jon B. Sheridon, a/k/a Jon Sheridon, a married man, by Warranty Deed from Karen ByBee, of record in Instrument No. 20130605-0056978 Register's Office for Davidson County, Tennessee, dated May 28, 2013 and recorded on June 05, 2013.

Being a portion of the same property conveyed to Ranjan Chanda, a married man, and Srivatsan Pallavaram a/k/a Sri Pallavaram, a single man, and Jon B. Sheridon a/k/a Jon Sheridon, a married man, by Quitclaim Deed from Ranjan Chanda, a married man, and Srivatsan Pallavaram a/k/a Sri Pallavaram, a single man, and Jon B. Sheridon, a/k/a Jon Sheridon, a married man, of record in Instrument No. 20130731-0079738 Register's Office for Davidson County, Tennessee, dated July 26, 2013 and recorded on July 31, 2013.

Being a portion of the same property conveyed to Gremada RE, LLC, a North Dakota Limited Liability Company, by Warranty Deed from Ranjan Chanda, a married man, and Srivatsan Pallavaram, a single man, and Jon B. Sheridon, a married man, and Karu Jayathilake, married, of record in Instrument No. 20190619-0059183 Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on June 19, 2019.

Being the same property conveyed to Brian Kelly by Warranty Deed from Gremada RE, LLC, a North Dakota limited liability company, of record in Instrument No. 20210625-0086559, Register's Office for Davidson County, Tennessee, dated June 21, 2021 and recorded on June 25, 2021.

Being also known as 1810 Wedgewood Ave, 19, Nashville, TN 37212.

Grantor covenants that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 13th day of August, 2021.

(SEAL)
Brian Kelly

STATE OF New York)
)
COUNTY OF New York)

Personally appeared before me, a Notary Public in and for said State and County, **Brian Kelly**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13 day of Aug, 2021.

NEIL SCHNEIDER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SC6065135
Qualified in New York County
Commission Expires 10-09-2021

Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF Tennessee)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
20 day of August 2021.

Notary Public
My commission expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Sarah Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 August 20, 2021 (date of document).

Affiant Signature

8/20/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 20 day of August, 2021.

Notary Signature

My Commission Expires: 11-19-23

