Karen Johnson Davidson County
Batch# 768498 DEEDQC
12/06/2021 02:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211206-0161428

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
TS Real Estate Group Nashville LLC 1709 East Rosehill Drive Arlington Heights, IL 60004	JP Morgan Chase Bank, N.A. 700 Kansas Lane Monroe, LA 71203	105-01-1Q-004.00-CO

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, **Tej Shah, a married person***, by these presents does hereby quitclaim and convey unto **TS Real Estate Group Nashville LLC, a Tennessee limited liability company,** its heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. D on the Plan of Homes At 1011 12th Avenue South, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Homes At 1011 12th Avenue South, of record in Instrument No. 20200605-0057994, 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 a portion of the same property conveyed to PMA Pennsylvania, LLC, an Indiana Limited Liability Company by Warranty deed from Bradley D. Williams and Brian A. Courtney, married to each other of record in Instrument No. 20181015-0102118 Register's Office for Davidson County, Tennessee, dated October 10, 2018 and recorded on October 15, 2018.

Being the same property conveyed to Tej Shah, a married person by Warranty Deed from PMA Pennsylvania, LLC, an Indiana limited liability company of record in Instrument No. 20211117-0153091 Register's Office for Davidson County, Tennessee dated November 5, 2021 and recorded on November 17, 2021.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

Being also known as 1011 D 12th Avenue South, Nashville, Tennessee 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 14 day of December, 2021.

STACEY GIACOMA
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
July 02, 2024

Affiant

My commission expires: 07/02/2024

(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 15 day of December, 2021.

Tej Shah

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Tej Shah**, with whom I 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 1 day of December, 2021.

Notary Public

My Commission Expires: July 2 2024

STACEY GIACOMA
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
July 02, 2024

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 12/2/2021 (date of document).

Affiant Signature

12/2/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2ND day of December, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025