Karen Johnson Davidson County
Batch# 777968 DEEDQC
12/22/2021 09:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211222-0168869

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 DAY OF DECEMBER, 2021

Notary Public

MY COMMISSION EXPIRES: 3/7/2023

(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
2001 Convent Place No 4 LLC (NAME)	**NEW OWNER** (NAME)	**104-11-4A-004.00-CO**
2001 Convent Place #4 Nashville, TN 37212 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 14th day of December, 2021, the undersigned, **ANIRUDH CHARI and PAVITHRA RAMASWANY, HUSBAND AND WIFE**, hereinafter called the Grantors, has bargained and sold, and by these presents do transfer and quitclaim to **2001 CONVENT PLACE NO 4 LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **2001 Convent Place #4, Nashville, Tennessee 37212** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4 together with common areas, as established by Declaration of protective Covenants Conditions and Restrictions for Convent place, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20150323-0024693, as amended by First Amendment of record in Instrument No. 20171113-0116347, and Second Amendment of record in Instrument No. 20180417-0036210, and Third Amendment of record in Instrument No. 20190828-0086582. APN 104-11-4A C04.00 M.

Being the same property conveyed to Anirudh Chari and Pavithra Ramaswany, husband and wife, by Warranty Deed from Vanderbilt Property, LLC, a Tennessee Limited Liability Company, dated the 8th day of December, 2021, and filed on the 13th day of December, 2021, of record as Instrument Number 20211213-0164608, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 16th day of December, 2021.

GRANTOR: Anirudh Chari

Anirudh Chari

GRANTOR: Pavithra Ramaswany

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: CA

COUNTY: Alameda.

Personally, appeared before me, a Notary Public of the aforesaid authority, **PAVITHRA RAMASWANY**, with whom ~~I am personally acquainted~~ or who provided sufficient evidence to the effect thereof, and who acknowledged that she executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 16th day of December, 2021.

SHAILESH GANDHI
COMM # 2336370
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
My Commission Expires
OCTOBER 25, 2024

Shailesh Gandhi
Notary Public

10-25-24
My Commission Expires

12064-2021-12 6. Chari 2001 Crescent Place No 4 LLC - Quitclaim Deed Collins Legal, PLC

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of FLORIDA)
)
☐ City ☑ County of Broward)

On 12/16/2021 (Date) before me, VANESSA ANDERSON (Notary Name),

personally appeared Anirudh Chari
(Name(s) of Signer(s))

☐ personally known to me **– OR –**

☐ proved to me on the basis of the oath of _____ **– OR –**
(Name of Credible Witness)

☑ proved to me on the basis of satisfactory evidence: driver license
(Type of ID Presented)

to be the individual(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 by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

WITNESS my hand and official seal.

VANESSA ANDERSON
Notary Public - State of Florida
Commission # GG341983
Expires on June 5, 2023

Notary Public Signature: V Anderson

Notary Name: VANESSA ANDERSON

Notary Commission Number: GG341983

Notary Commission Expires: 06/05/2023

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Quit claim deed

Document Date: 16th December 2021 Number of Pages (w/ certificate): 4

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Anirudh Chari

☐ Corporate Officer Title: _____
☐ Partner – ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____

Signer Is Representing: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer Title: _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: N/A

Signer Is Representing: N/A

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 12/16/2021 (date of document).

Affiant Signature

12/16/2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 16 day of 12, 2021.

Notary Public

Notary's Seal:

MADELYN N KEYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024