Karen Johnson Davidson County
Batch# 802795 DEEDQC
02/09/2022 12:02:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220209-0015019

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 8 day of February, 2022 Notary Public My Commission Expires:

FRANCESCA M. BURNS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Oct. 28, 2025

QUITCLAIM DEED

Address New Owner: Peaceful Stay, LLC 9151 Jones Court Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 093-11-0H-019.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Saagar Karlekar and Kavita Karlekar, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Peaceful Stay, LLC, a Tennessee Limited Liability Compnay,** its heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 306 of Muse, a Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20200123-0008592, as amended in Instrument No. 20211001-0132086, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Saagar Karlekar, and Kavita Karlekar, husband and wife by Warranty Deed from Muse Nashville LLC, a Tennessee limited liability company, dated December 27, 2021 and recorded on December 29, 2021 in Instrument No. 20211229-0171184, in the Register's Office of Davidson County, Tennessee.

This ~~is~~ improved property known as: **65 Lindsley Avenue Unit 306, Nashville, TN 37210.**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of February, 2022.

Saagar Karlekar

Kavita Karlekar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Saagar Karlekar** and **Kavita Karlekar**, 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, at Office, this 8th day of February, 2022.

Notary Public

My Commission Expires: _____

FRANCESCA M. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 26, 2025