QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 824504 DEEDQC
03/17/2022 03:50:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220317-0031407

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10th DAY OF March 20 22

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2211LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
MODERN COVE, LLC	Same as New Owner	
3225 Mcleod Dr, Ste 100		SEE EXHIBIT A
Las Vegas, NV 89121		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MUSIC CITY LIVING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

MODERN COVE, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as See EXHIBIT A

Witness hand on this 09 day of March, 2022

MUSIC CITY LIVING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

KASHISH GOEL, MEMBER

NIDHI GUPTA, MEMBER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Kashish Goel and Nidhi Gupta, members of Music City Living, LLC, a Tennessee Limited Liability Company the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they members of Music City Living, LLC, a Tennessee Limited Liability Company executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (Davidson County) Tennessee, this 9th day of March, 2022

Notary Public Candice O Weese

My Commission Expires: 3/3/2025

CANDICE O. WEESE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

21-2211LA

EXHIBIT A - LEGAL DESCRIPTION

TRACT 1: 175 Burkitt Commons Avenue, Nolensville, TN 37135-2965
PARCEL 186030A06200CO

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Final Plat, Burkitt Commons, Phase 4, of record in Plat at Instrument No. 20200617-0063022, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT 2: 7618 Leveson Way, Nashville, TN 37211
PARCEL 173 09 0A 020.00

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Section One, Lenox Village, of record in Instrument Number 20020319-0033866, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

TRACT 3: 730 Old Hickory Blvd, Unit #116, Nashville, TN 37209
PARCEL: 114-04-0A-008.00

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 116 of 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20180806-0076818 and 20180806-0076995, as amended in Instrument Number 20190306-0020566 and Instrument Number 20190516-0046335, 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.

As to all tracts:
Being the same property conveyed to Music City Living, LLC, A Tennessee Limited Liability Company from Kashish Goel and Nidhi Gupta, by Quitclaim Deed, of record in Instrument No. 20210818-0111950, in the Register's Office of Davidson County, Tennessee, and recorded on August 18, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

I Lisa Allard, 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 March 10, 2022.

Lisa Allard

Lisa Allard, Affiant March 10, 2022

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this March 10, 2022.

Jim R. Vanderpool

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024