Karen Johnson Davidson County
Batch# 847037 DEEDQC
04/28/2022 09:47:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220428-0049013

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** No Title Search was performed in the preparation of this Quitclaim Deed	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 27 day of April, 2022. Notary Public My Commission Expires:

NATHAN I. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires December 8, 2024

QUITCLAIM DEED

Address New Owner: CB ONS LLC 101 Creekside Crossings Ste 1700 – 221 Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: 050 02 0C 024.00CO

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, **Anil Sawhney and Sujana Sawhney, husband and wife,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **CB ONS LLC, a Tennessee limited liability company,** its successors 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Final Plat, Thornton Grove PUD, Phase 1A, of record in Instrument No. 20200515-0051025, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anil Sawhney and Sujana Sawhney, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument Number 20200904-0101263, dated August 28, 2020, and recorded September 4, 2020.

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 unencumbered, except for 2022 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record. However, this conveyance is made 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 27 day of April 2022.

Anil Sawhney

Sujana Sawhney

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Anil Sawhney and Sujana Sawhney, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27 day of April 2022.



My Commission Expires
December 8, 2024

Notary Public
My Commission Expires: _____