QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 847141 DEEDQC
04/28/2022 10:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220428-0049151

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Ideology, LLC (NAME)	Same (NAME)	
61 W 15th St. #214 (ADDRESS)	(ADDRESS)	105-02-0N-001.00-CO
Chicago, IL 60605 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

NAHEL GANDHI MENON, AN UNMARRIED WOMAN ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

IDEOLOGY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON, TENNESSEE, BEING UNIT A OF HOMES AT 928 SOUTHSIDE PLACE, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON EXHIBIT "C" IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 928 SOUTHSIDE PLACE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 66-27-103(B) OF RECORD IN INSTRUMENT NUMBER 20160216-0014501, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID UNIT. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNER, AND TENANTS OF HOMES AT 928 SOUTHSIDE PLACE, A HORIZONTAL PROPERTY REGIME CONTAINED IN SAID DECLARATION, THE PLAT FILED AT EXHIBIT "C" TO SAID DECLARATION APPEARING IN INSTRUMENT NUMBER 20160216-0014501 AND BYLAWS APPENDED THERETO AS EXHIBIT "B", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO NAHEL GANDHI MENON, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM JUSTIN OH AND CHRISTINE OH, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20220308-0026491, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **928 Southside Place, Nashville, TN 37203**

Witness our hands this the 8 day of ~~March~~ April, 2022.

Nahel Gandhi Menon

STATE OF IL
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nahel Gandhi Menon**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of April, 2022.

Notary Public
My Commission Expires: 12-02-2024

OFFICIAL SEAL
Charles Berdell
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12-02-2024

Certificate of Authenticity

I, Ryan Lux, 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 4/8/22.

Date

Affiant Signature

4/8/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of April, 2022.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025