This Instrument Prepared By:
Professional Touch Properties, LLC
188 Front Street, Suite 116-101
Franklin, TN 37064
(629) 777 -5508

Karen Johnson Davidson County
Batch# 854330 DEEDQC
05/12/2022 12:47:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220512-0054872

QUITCLAIM DEED

ADDRESS OF NEW OWNER AND SEND TAX BILLS TO:
MUSIC CITY HOLDINGS, LLC
530-B HARKLE ROAD SUITE 100
SANTE FE, NM 87505

MAP PARCEL NO.
072-12-0-027.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I PARMESH SHARMA (hereinafter called "Grantor") do hereby assign, transfer, convey and quitclaim unto Music City Holdings, LLC a New Mexico Limited Liability Company (hereinafter called "Grantee") certain real estate, tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, which is described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 80 on the Plan of Waters Place, as of record in Book 332, pages 136 and 137, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to PARMESH SHARMA by SPECIAL WARRANTY DEED from U.S. BANK NATIONAL ASSOCIATION, as trustee for BNC MORTGAGE LOAN TRUST 2007-2 dated September 3, 2009 and filed of record September 10, 2009, in instrument No. 20090910-0084853, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2 by Trustees Deed from Shellie Wallace, as Successor Trustee and Greg Ivestor as Co-Trustee dated November 26, 2008, and filed of record on December 5, 2008, in instrument No. 20081205-0118056, Registers Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: ***1720 HANOVER ROAD, NASHVILLE, TN 37216***

The foregoing conveyance is subject to all matters set herein and to all encumbrances, easements, restrictive covenants and other matters of public record or otherwise as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance per T.C.A. 67-4-409 (a)(4), is $-0-

Affiant

SUBSCRIBED AND SWORN TO before me this 11 day of May 2022

NOTARY PUBLIC My Commission Expires 10/2/2025

(SEAL)

Witness my/our hands this 11 day of May 2022

PARMESH SHARMA

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11 day of May 2022

NOTARY PUBLIC My Commission Expires: 10/2/2025

(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

RETURN TO:
Professional Touch Properties, LLC
188 Front Street, Suite 116-101
Franklin, TN 37064