THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** Karen Johnson Davidson County Batch# 887075 DEEDQC 07/11/2022 11:31:14 AM 2 pgs Fees: $12.00 Taxes: $0.00 20220711-0079425 *rmed 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 29 day of June, 2022. Notary Public My Commission Expires: RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Muse Capital, LLC 3198 La Mesa Drive San Carlos, CA 94070	New Owner	Map and Parcel No.: 093-11-0H-045.00

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, **Sharif Siddiqui and Saloni Shah, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Muse Capital, LLC, a Tennessee Limited Liability Company,** 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. 504 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), 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 Sharif Siddiqui and Saloni Shah, husband and wife by Warranty Deed from Muse Nashville, LLC, a Tennessee limited liability company, dated December 20, 2021 and recorded on January 3, 2022 in Instrument No. 20220103-0000488, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **65 Lindsley Avenue Unit 504, Nashville, Tennessee 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 27 day of June, 2022.

Sharif Siddiqui

Saloni Shah

STATE OF California)
COUNTY OF San Mateo)

Helen Sutherland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sharif Siddiqui** and **Saloni Shah**, 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 27th day of June, 2022.

Helen Sutherland
Notary Public

My Commission Expires: July 27, 2025

HELEN SUTHERLAND
COMM. # 2363802
NOTARY PUBLIC • CALIFORNIA
SAN MATEO COUNTY
Comm. Exp. JULY 27, 2025