Name and Address of New Owner:
Green Hills Seven LLC
3200 West End Ave, Suite 500
Nashville 37203

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 891940 DEEDQC
07/21/2022 12:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220721-0083638

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 071070V00100CO & 071070V00200CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Aman Sabharwal and Mohan Gounder, joint tenants with rights of survivorship** "the Grantor," convey and quitclaim unto **Green Hills Seven LLC,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Parcel 1:
Land in Davidson County, Tennessee, being Unit A, on the plan of The Homes of 204 Prince Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 204 Prince Avenue, a horizontal property regime with private elements of record in Instrument No. 20211210016424 6, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same proeprty conveyed to Aman Sabharwal and Mohan Gounder, joint tenants with rights of survivorship from 204A Prince Avenue, LLC by Warranty Deed, recorded on 12/27/22 and of record in Instrument No. 20220627-0073485, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 204A Prince Avenue, LLC, a Tennessee limited liability company, by Quitclaim Deed from RK Junior Contracting Services LLC, a Tennessee limited liability company, recorded on December 23, 2021, of record in Instrument No. 20211223-0169643, Register's Office for Davidson County, TN.

Being a portion of the same property conveyed to RK Junior Contracting Services, LLC by Warranty Deed from Eunice Junior Hyde, a single man, recorded on August 27, 2019, of record in Instrument No. 20190827-0086052, Register's Office for Davidson County, TN.

This is improved property known as 204A Prince Ave., Nashville, TN 37207.

Parcel 2:

Land in Davidson County, Tennessee, being Unit B, on the plan of The Homes of 204 Prince Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 204 Prince Avenue, a horizontal property regime with private elements of record in Instrument No. 20211210016424 6, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same proeprty conveyed to Aman Sabharwal and Mohan Gounder, joint tenants with rights of survivorship from 204A Prince Avenue, LLC by Warranty Deed, recorded on 12/27/22 and of record in Instrument No. 20220627-0073506, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 204B Prince Avenue, LLC, a Tennessee limited liability company, by Quitclaim Deed from RK Junior Contracting Services LLC, a Tennessee limited liability company, recorded on December 23, 2021, of record in Instrument No. 20211223-0169651, Register's Office for Davidson County, TN.

Being a portion of the same property conveyed to RK Junior Contracting Services, LLC by Warranty Deed from Eunice Junior Hyde, a single man, recorded on August 27, 2019, of record in Instrument No. 20190827-0086052, Register's Office for Davidson County, TN.

This is improved property known as 204B Prince Ave., Nashville, TN 37207.

A Specific Power of Attorney, dated June 2, 2022 and recorded on 6/27/2022, of record as Instrument No. 20220027-0073484 names Mohan Gounder as true and lawful Attorney in Fact for Aman Sabharwal.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 21st day of June, 2022.

_____(SEAL)
Mohan Gounder

Aman Sabharwal by _____(SEAL)
Aman Sabharwal by Mohan Gounder, Attorney in Fact as attorney in fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Mohan Gounder**, the within named bargainor, 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 and official seal this 21st day of June, 2022.

_____
Notary Public
My commission expires: _____

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Mohan Gounder, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Power of Attorney for Aman Sabharwal the within named bargainor, and he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Aman Sabharwal by himself as Attorney in Fact.

WITNESS my hand and official seal this 21st day of June, 2022.

_____
Notary Public
My commission expires: _____

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of June, 2022.

Notary Public
My commission expires: _____

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File # 2022-4722-RS

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 June 21, 2022 (date of document).

Affiant Signature

July 21, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21 day of July, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

