QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 897419 DEEDQC
08/02/2022 01:03:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220802-0087975

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27 DAY OF Aug, 2022

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-19-24

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2695QCD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Modern Cove, LLC	Modern Cove, LLC	
122D Oceola Avenue	3225 Mcleod Dr, Ste 100	See Legal Exhibit
Nashville, TN 37209	Las Vegas, NV 89121	

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

KASHISH GOEL AND NIDHI GUPTA,
MARRIED TO EACH OTHER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

MODERN COVE, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Tract 1: 103020W00400CO; 122D Oceola Avenue, Nashville, TN 37209

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 122D of Homes at Osceola Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Osceola Avenue, a Horizontal Property Regime, of record in Instrument No. 20170623-0063686, as amended in Instrument No. 201711160117901, 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 part of the same property conveyed to Kashish Goel and Nidhi Gupta, by Warranty Deed, from Robert Shuler, of record in Instrument No. 20211006-0134509, in the Register's Office of Davidson County, Tennessee.

Tract 2:188100A29800CO; 1756 Park Terrace LN, Nolensville, TN 37135

Land in Davidson County, Tennessee being Lot No. 298 on the Plan of Phase 7, Section 1A, Carothers Crossing of record in Plat at Instrument No. 20200910-0103215, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kashish Goel and Nidhi Gupta, husband and wife, by Warranty Deedfrom Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220407-0040629 Register's Office for Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Witness my hand on this 30 day of July, 2022

Kashish Goel

Nidhi Gupta

JONATHAN WOBBROCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: KASHISH GOEL AND NIDHI GUPTA, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that KASHISH GOEL AND NIDHI GUPTA executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (city), TN (state), this 30 day of July, 2022

Notary Public

My Commission Expires: 03/08/2024

I Lisa Allard, 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 August 1, 2022.

Lisa Allard, Affiant August 1, 2022

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this August 1, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024