Karen Johnson Davidson County
Batch# 948758 DEEDQC
12/07/2022 10:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221207-0127558

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/27/2026

(AFFIX SEAL)

W-RMX-22-904

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Karuppu Properties LLC, a Tennessee limited liability company	**NEW OWNER**	
(NAME) **1350 Union St,**	(NAME)	**092-04-0-253.00**
(ADDRESS) **San Francisco, CA 94109**	(ADDRESS)	
(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, **SASHANGAR SREETHARAN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **KARUPPU PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, more particularly described as follows:

Being the Northerly 4 feet of Lot 2 and the Southerly 31 feet of Lot No. 3 on the Plan of Johnson Bransford's Subdivision of Lot 158 of the McNairy Mansion House Tract, as of record in Book 161, page 146, Register's Office for said County,

Said parts of said lots adjoin and front together 35 feet on the Easterly side of Morrison Street and run back between parallel lines 138 feet more or less to an alley.

Being the same property conveyed to Sashangar Sreetharan, unmarried man by Warranty Deed from Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust and an equal undivided tenant-in-common interest to Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust being a one-half (1/2) tenant-in-common interest of record in Instrument No. 20220309-0027057, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Sashangar Sreetharan, pursuant to a Power of Attorney executed by same on the 22nd day of February, 2022, of record in Instrument No. 20220309-0027058, Register's Office for said County.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **904 Morrison St, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 6th day of December, 2022.

Sashangar Sreetharan by Premawathie Thiagarajah
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Premawathie Thiagarajah, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SASHANGAR SREETHARAN, and who acknowledged she executed the same as the free act and deed of the said SASHANGAR SREETHARAN.

Witness my hand and official seal, this the 6th day of December, 2022.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

I, Kara Wall, 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 12/6/22 (date of document).

Affiant Signature

Date 12/7/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

