Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211 Karen Johnson Davidson County Batch# 966458 DEEDQC 02/02/2023 12:05:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20230202-0007738	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 2nd day of February, 2023. Notary Public My commission expires: 03/01/2025 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
Trinity Rentals II, LLC	**New Owner**	**071-08-0Z-002.00CO**
5461 Oak Chase Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GUNVANT PREMA, married, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto TRINITY RENTALS II, LLC, a Tennessee limited liability company, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Trinity Row, a Horizontal Property Regime With Private Elements of record in Exhibit "B" to that Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210429-0057076, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Gunvant Prema, married, by Warranty Deed from Urban Capital, LLC, a Tennessee limited liability company, dated 1/17/23 of record in Instrument No. 20230127-0006518, Register's Office of Davidson County. Tennessee. Grantor herein makes oath that the within described property is neither her nor her spouse's/dependent's principal residence.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is improved property being designated as 1912 Lischey Avenue, Nashville, TN 37207.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 1ST day of February, 2023.

by Attorney in Fact

GUNVANT PREMA by HARSH PREMA
ATTORNEY IN FACR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Harsh Prema, the within named Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the Attorney in Fact for Gunvant Prema, and who further acknowledged that he/she executed the within instrument in the capacity for the purposes therein contained pursuant to Durable Power of Attorney of record in Instrument No. 20230127-0006519, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office this 1ST day of February, 2023.

My commission expires: 7/7/25

NOTARY PUBLIC

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/1/23 (date of document).

Jennifer Russell
Affiant Signature

2/2/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of ~~January~~ February, 2023

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

