QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 967630 DEEDQC
02/03/2023 03:26:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230203-0008179

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 17 DAY OF Dec, 2022

NOTARY PUBLIC

MY COMMISSION EXPIRES

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 # 22-2826QCD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP PARCEL
Modern Cove, Llc, a Tennessee Series Limited Liability Company	Modern Cove, Llc, a Tennessee Series Limited Liability Company	SEE EXHIBIT A
3225 Mcleod Dr, Ste 100	3225 Mcleod Dr, Ste 100	
Las Vegas, NV 89121	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

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:

SEE EXHIBIT "A"

This is Improved property known as 2070 Edison Park Lane, Nashville, TN 37209 and 1677 54th Avenue N., Unit 325, Nashville, TN., 37209

Witness my hand on this 17 day of December 2022

Kashish Goel

Nidhi Gupta

STATE OF TN
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 Franklin, Tennessee, this 17 day of Dec, 2022

Notary Public

My Commission Expires: October 3, 2023

MATTHEW ARMANDO TROCONIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 03, 2023

22-2826QCD

EXHIBIT A - LEGAL DESCRIPTION

TRACT 1: **2070 EDISON PARK LANE, NASHVILLE, TN 37209**
TAX ID: **091024W04700CO**

Land in Davidson County, Tennessee, being Unit No. 47, on the plan of EDISON PARK NASHVILLE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, filed as

Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673 and Instrument 20210618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Kashish Goel and Nidhi Gupta, husband and wife by Warranty Deed from Toll Southeast LC Company Inc of record in Instrument 202211020118913, 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.

TRACT 2: **1677 54TH AVENUE N, UNIT 325, NASHVILLE, TN**
TAX ID: **091-03-1B-325.00CO**

Land in Davidson County, Tennessee, being Unit 325, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime of record as Instrument No. 20200915-0105204, and as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689, and Instrument No. 20220823-0094974, and being shown on Plat attached thereto as Exhibit "B", 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 Deed from Silo West Nashville, LLC, A Tennessee Limited Liability Company of record in Instrument 20220831-0098179, Register's Office for Davidson County, Tennessee.

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 Dec 17,2022 .

Lisa Allard, Affiant Dec 17, 2022

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this Dec 17, 2022.

Jim R. Vanderpool, Notary

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

MY COMMISSION EXPIRES: 02-19-2024