Karen Johnson Davidson County
Batch# 970889 DEEDQC
02/14/2023 03:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230214-0010817

Return To:
Ronny Varghese
8220 Frontier Ln
Brentwood, TN 37027

Order Number:
72937603
84 89324

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 13 day of February, 2023, by and between **PARADIGM INVESTMENTS LLC**, a Tennessee Limited Liability Company, hereinafter known and referred to as **GRANTOR**, and **RONNY VARGHESE**, married, whose tax mailing address is 8220 Frontier Ln, Brentwood, TN 37027, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **Ten and No/100 Dollars ($10.00)**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaims unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. C-13, AS SHOWN ON THE PLAN OF QUAIL CREEK CONDOMINIUMS, FILED AS EXHIBIT C TO, AND ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 6328, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

Being the same parcel conveyed to PARADIGM INVESTMENTS LLC, a Tennessee Limited Liability Company, from EDWARD C. SHARP, by virtue of a Deed dated July 15, 2022, recorded July 19, 2022, as Instrument No. 20220719-0082733 County of Davidson, State of Tennessee.

Assessor's Parcel No: 051150A01300CO

PCL 72937603 QC101 01 01 03

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Signed this 13 day of February, 2023.

Signatures of Grantors:

PARADIGM INVESTMENTS LLC.

By: **RONNY VARGHESE**
Its: **Member**

STATE OF Tennessee, COUNTYOF Davidso, SS:

BE IT remembered That on this 13 day of Feb, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **RONNY VARGHESE**, as Member of **PARADIGM INVESTMENTS LLC**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My Commission Expires
March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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Oath of Consideration

I or we, Ronny Varghese, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 13 day of February, 2023.

Signatures of Affiant(s):

Ronny Varghese

Sworn and subscribed before me this 13 day of Feb, 2023

Notary Public

My Commission Expires
March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Ronny Varghese
8220 Frontier Ln
Brentwood, TN 37027

Property Owner and Address:
Ronny Varghese
8220 Frontier Ln
Brentwood, TN 37027

This instrument prepared without title examination by:
Bill W. Pemerton, Esq. (TN Bar ID: 024564)
735 Broad Street, Suite 306
Chattanooga, TN 37402

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Tennessee Certification of Electronic Document

I, Sam Rider, 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 02/13/2023 (date of document).

Affiant Signature

Feb 14, 2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 14 day of February, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE