Karen Johnson Davidson County
Batch# 979217 DEEDQC
03/10/2023 10:07:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230310-0017385

This instrument prepared by:
Clark H. Tidwell, Esq.
40 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215

QUITCLAIM DEED

Address of new owner as follows:
Parcel No:
Gallatin Pike, LLC, a Florida Limited Liability Company
061070C00300
P. O. Box 780928
Orlando, Florida 32878

Send tax bills to:
Same

Map- Parcel # 061070C00300

KNOW ALL MEN BY THESE PRESENTS, that **JOANNE KUMAR, AS TRUSTEE OF THE VASANTHI KUMAR GRANTOR TRUST,** hereinafter called the Grantor, on this, the 2nd day of March, 2023, for and in consideration of the sum of Ten Dollars ($10.00), does hereby bargain, sell, release, remise, quitclaim and convey unto **GALLATIN PIKE, LLC, a Florida Limited Liability Company,** hereinafter called the Grantee, all its right, title and interest in and to the following described real estate, to wit:

Land lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Unit No. 3, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for 4309 Gallatin Road Townhomes, appearing of record in Instrument No. 20200804-0086178 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to Joanne Kumar, Trustee of the Vasanthi Kumar Grantor Trust, by Warranty Deed from Blue Sky Construction, Inc., dated February 9, 2022, appearing of record in Instrument No. 20220209-0015038, of the Register's Office of Davidson County, Tennessee.

Being a portion of the property conveyed to Blue Sky Construction, Inc., by Warranty Deed from E3 Construction Services, LLC, dated January 30, 2020, appearing of record in Instrument No. 20200204-0012825, of the Register's Office of Davidson County, Tennessee.

Previously being the property conveyed to E3 Construction Services, LLC, by Warranty Deed from Crystal Sea, Inc. 401K Trust Roth FBO Ken Cunningham, dated March 27, 2019, appearing of record in Instrument No. 20190328-0028223, in said Register's Office.

Said property is conveyed subject to any and all such easements, limitations, restrictions, and conveyances as may affect the premises.

WITNESS MY HAND, this 2nd day of March, 2023, having executed this Quitclaim Deed on said day and date.

JOANNE KUMAR, as Trustee of the Vasanthi Kumar Grantor Trust

By: Joanne Kumar
JOANNE KUMAR, Trustee

STATE OF FLORIDA)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joanne Kumar, Trustee of the Vasanthi Kumar Grantor Trust**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person described in and who executed the foregoing instrument and acknowledged before me that they executed the same for the purposes therein contained.

Witness my hand and official seal, at office in Orlando, Florida, on this, the 2nd day of March, 2023.

Karen M Rodriguez
Notary Public
My Commission Expires: 11-28-2025

KAREN M RODRIGUEZ
Notary Public - State of Florida
Commission # HH 202373
My Comm. Expires Nov 28, 2025

STATE OF FLORIDA)
COUNTY OF Orange)

The actual consideration or value, whichever is greater, for this transfer, is $10.00.

Vasanthi Kumar
AFFIANT

Subscribed and sworn to before me, this the 2nd day of March, 2023.

Karen M Rodriguez
Notary Public
My Commission Expires: 11-28-2025

KAREN M RODRIGUEZ
Notary Public - State of Florida
Commission # HH 202373
My Comm. Expires Nov 28, 2025