Karen Johnson Davidson County
Batch# 1001920 DEEDQC
05/11/2023 08:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230511-0035007

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Andy Maloney
5120 Virginia Way, Suite B13
Brentwood, TN 37027

File No.: TN-2021-12403-NSH

QUIT CLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No(s).**
Chella Subram and Susy Gloria Manimuthu, Co-Trustees 2302 Hurstbourne Village Drive, Suite 1000 Louisville, KY 40299	Chella Subram and Susy Gloria Manimuthu, Co-Trustees 2302 Hurstbourne Village Drive, Suite 1000 Louisville, KY 40299	127160A01100CO and 127160A00100CO

THIS INDENTURE made this 24th day of April, 2023 between, **CGJJ Properties, LLC, a Kentucky Limited Liability Company**, First Party, and Chella Subram and **Susy Gloria Manimuthu, Co-Trustees of the Eden Family Revocable Trust**, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUITCLAIMED, and do hereby bargain, sell, remise, release all of our right, title and interest in and to a certain tract or parcel of land and QUITCLAIM unto said party of the second part, the following described premises, to wit:

See Exhibit "A" attached hereto and made a part hereof

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 24th day of April, 2023.

CGJJ Properties, LLC, a Kentucky Limited Liability Company

BY: _____
Chella Subramanian
Member

STATE OF Kentucky
COUNTY OF Jefferson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Chella Subramanian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of CGJJ Properties, LLC, the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

Alicia M Ochoa My Commission Expires: 01/31/2027
NOTARY PUBLIC

Alicia Mari Ochoa
Notary Public, ID KYNP66138
State at Large, Kentucky
My Commission Expires on Jan. 31, 2027

STATE OF TN
COUNTY OF Williamson

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 25th day of April, 2023.

Notary Public

My Commission Expires: 8/5/26

ANDREW H. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

914 Harpeth Valley Place

A certain condominium apartment in Davidson County, TN, described as Unit No. 9-A of Harpeth Valley Office Park Condominiums, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as established and described a Master Deed recorded in Instrument Number 20000324-0029968 as supplemented and amended in instrument Number 20000710-0067784, Instrument Number 20000110-0108689 and Instrument Number 20010205-0011027, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulation's imposed upon and relating to the apartments, property, co-owners and tenants of Harpeth Valley Office Park Condominiums, Condominium Apartments contained in the Master Deed recorded in Instrument Number 20000324-0029968 as supplemented and amended in instrument Number 20000710-0067784, Instrument Number 20000110-0108689 and Instrument Number 20010205- 0011027 and By-Laws appended thereto, Registers Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being part of the same property conveyed to PBNJ Management, LLC, a Tennessee limited liability company by Deed dated May 2, 2019, from Loren L. Black and wife, Jettie Luann Black, and Gabriel Real Estate Holdings, LLC, a Tennessee limited liability company, of record in Instrument Number 20190506-0042124, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CGJJ Properties, LLC, a Kentucky limited liability company, by Warranty Deed from PBNJ Management, LLC, a Tennessee limited liability company, of record in Instrument Number 20220112-0003931, Register's Office forDavidson County, Tennessee.

This is improved property known as 914 Harpeth Valley Place, Nashville, TN 37221.

917 Harpeth Valley Place

Land in Davidson County, Tennessee, being Unit No. 5A on the Plan of Harpeth Valley Office Park Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-191, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument Number 200110324-0019968, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the pin of Harpeth Valley Office Park Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being part of the same property conveyed to PBNJ Management, LLC, a Tennessee limited liability company by Deed dated June 21, 2019, from Timothy James Fields and wife, Linda J. Fields of record in Instrument Number 20190624-0060565, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CGJJ Properties, LLC, a Kentucky limited liability company, by Warranty Deed from PBNJ Management, LLC, a Tennessee limited liability company, of record in Instrument Number 20220112-0003931, Register's Office forDavidson County, Tennessee.

This is improved property known as 917 Harpeth Valley Place, Nashville, TN 37221.

I, Andy Maloney, 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 4/25/2023 (date of document).

Affiant Signature
Date 4/25/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 25 day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY