Karen Johnson Davidson County
Batch# 1005021 DEEDQC
05/18/2023 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230518-0037296

QUITCLAIM DEED

KARA L. WALL
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
04/09/2026
COUNTY OF DAVIDSON

W-QCD-23-1419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
617 27th Ave N LLC, a Tennessee limited liability company	New Owner	
(NAME)	(NAME)	**P/O 07114026100**
5008 Fullbright Ct,		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUMIT ARYAL AND AMBU ARYAL POKHREL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **617 27TH AVE N LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

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

Being Unit No. 10, as shown on Exhibit "B" in the Master Deed of the Declaration of Covenants, Conditions and Restrictions for 1104 Baptist World Center, a Horizontal Property Regime with Private Elements, as shown in Instrument NO. 20220919-0104080, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said unit.

Being a portion of property conveyed to Blue Sky Construction, Inc., a Tennessee Corporation by Warranty Deed from TTF Investments, LLC, dated February 28, 2022, appearing of record in Instrument No. 20220303-0024004 and a portion of the Quitclaim Deed from TTF Investments, LLC to Blue Sky Construction, Inc., dated September 12, 2022, appearing of record in Instrument No. 20220912-0101582, both in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Sumit Aryal and Ambu Aryal Pokhrel, husband and wife by Warranty Deed from Blue Sky Construction, Inc., a Tennessee corporation, of record in Instrument No. 20230510-0034907, in said Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1419 Napoleon Street, Unit 10, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 15 day of May, 2023.

Sumit Aryal

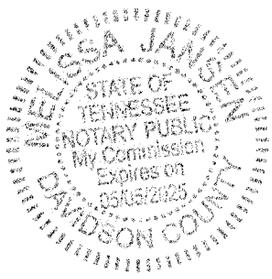
Ambu Aryal Pokhrel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUMIT ARYAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

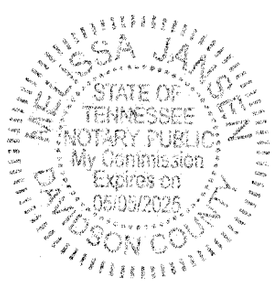


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMBU ARYAL POKHREL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 5/15/23 (date of document).

Affiant Signature

Date 5/18/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025