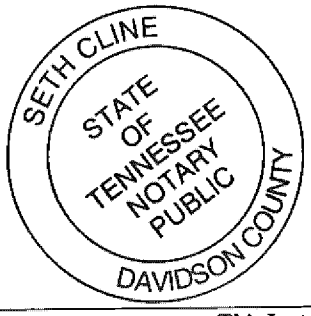
Karen Johnson Davidson County
Batch# 1023102 DEEDQC
07/06/2023 10:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230706-0051643

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($00.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: May 3, 2023

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Nashville 1015 LLC (NAME)	**Nashville 1015 LLC** (NAME)	**105010P00400CO**
1015 D 12th Avenue South Nasvhille, Tennessee 37203 (ADDRESS)	**118 East 18th Street Chicago, Illinois 60616** (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30th day of June, 2023, the undersigned, **VEENA RAMAIAH** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **NASHVILLE 1015 LLC** (hereinafter collectively and/ or individually referred to as the "Grantee"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1015 D 12th AVENUE SOUTH, NASHVILLE, 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1015-D Gulch View, as shown on Exhibit "C-2" in the Declaration of Covenants, Conditions and Restrictions for Gulch View a Horizonal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-101, et seq. of record in Instrument No. 20160204-0010828, Register's Office for Davidson County, Tennessee, to whih reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Gulch View, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C-2" to said Declaration appearing in Instrument No. 20160204-0010828, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, and together with the undivided percentage interst in the common elements appurtenant to said Units as set forth in said Declaration. Unit 1015-D, Gulch View was formerly known as Unit D, 1015 12th Avenue South Townhomes.

Being the same property conveyed to Veena Ramaiah, by Warranty Deed from Daniel J. Cunningham, of record as Instrument No. 20160204-0010828 dated April 27, 2021, and recorded on April 28, 2021, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 1015 D 12th Avenue South, Nashville, Tennessee 37203.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of June, 2023.

GRANTOR: Veena Ramaiah

SIGNER: Veena Ramaiah

STATE OF ILLINOIS)
COUNTY OF COOK)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Veena Ramaiah**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 30th day of June, 2023.

Notary Public

My Commission Expires Nov 4, 2025

CALVIN PEER
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 4, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth N. Cline, 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 it a true and exact copy of the original document executed and authenticated according to Tennessee law on 06/30/2023 (date of document).

Affiant Signature

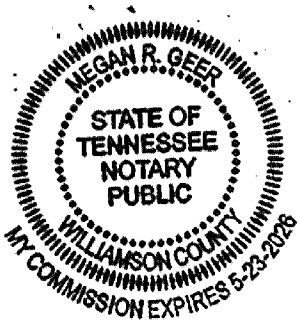
Date: 07/06/2023

State of TENNESSEE)
County of DAVIDSON)

Sworn to and subscribed before me this 6th day of July, 2023.

Notary Public

5/23/2026
My Commission Expires



☐ This document was executed via remote online notarization pursuant to T.C.A § 8-16-301 ***et seq.*** (only applies if checked).

This document was produced in compliance with Tenn. Code Ann. § 64-24-101(d)(1)-(3).
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