THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, suite 349
Brentwood, TN 37027

This conveyance is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. Sec. 67-4-409(a)(4)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF August, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-6-2026

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

ADDRESS NEW OWNER(S) AS FOLLOWS
Nuwan H. Bentotage
1050 East Trinity Lane Unit 8
Nashville, TN 37216

SEND TAX BILLS TO
Broker Solutions, Inc.
dba New American Funding
14551 Myford Road, #100
Tustin, CA 92780

Tax ID Number
095-02-0C-039 00 CO

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, NB Rentals LLC, a Tennessee limited liability company, do hereby remise, release and quitclaim unto Nuwan H. Bentotage, a single person, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit·

Land in Davidson County, Tennessee, being Unit No 39 together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180307-0021557, as amended in Instrument No. 20180404-0031782, being shown on Plat attached thereto as revised " Exhibit D" to the First Amendment, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to NB Rentals LLC, a Tennessee limited liability company by Quitclaim Deed from Nuwan H. Bentotage, dated February 23, 2022, at Instrument No. 20220512-0054278, as shown in the Register's Office of Davidson County, Tennessee

This is improved property known as 726 Mill Creek Meadow Drive, Nashville, TN 37214.

WITNESS my hand this 14 day of August, 2023.

NB Rentals LLC, a Tennessee limited liability company

By:_____
Nuwan H. Bentotage, Sole Member/Manager

Karen Johnson Davidson County
Batch# 1039862 DEEDQC
08/18/2023 08 28 51 AM 2 pgs
Fees $12 00 Taxes $0 00

20230818-0064476

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Before me, Thomas J. Elmlinger of the state and county mentioned, personally appeared Nuwan H. Bentotage, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the sole member/manager of NB Rentals LLC, the within named bargainor, a Tennessee limited liability company, and that such officer as such sole member/manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as sole member/manager.

WITNESS my hand and official seal at Brentwood, TN this 14 day of August, 2023.

Notary Public

My Commission Expires. 5-6-2026

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.