QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1079515 DEEDQC
12/07/2023 11:47:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231207-0094592

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 ME ON THE 5th DAY OF Dec, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1835LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Modern Cove, LLC - Old Matthews, Protected Series	Same as Owner	117 07 2A 002.00
1913B Lombardy Avenue		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KASHISH GOEL AND NIDHI GUPTA, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

MODERN COVE, LLC - OLD MATTHEWS, PROTECTED SERIES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 35 on the plan of Proximity, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Proximity, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210830-0116796 and amended in Instrument No. 20210903-0118829 and Instrument No. 20230524-0039230, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Kashish Goel and Nidhi Gupta, Husband and Wife, by Warranty Deed from NDO Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190326-0027298, in the Register's Office of Davidson County, Tennessee, dated March 19, 2019 and recorded on March 26, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 37 & 38 WALTER STOKES HOME PLACE (BLOCK "A"), as recorded in Plat Book 6200, Page(s) 15.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180521-0048265.

This is improved property known as 1913B Lombardy Avenue, Nashville, TN 37215

Witness our hand on this 2nd day of December, 2023

KASHISH GOEL

NIDHI GUPTA

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: **KASHISH GOEL AND NIDHI GUPTA** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December 2023

Notary Public Ryleigh Lane Boyd

My Commission Expires: November 28, 2026

RYLEIGH LANE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

I Lisa Allard, 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 December 2, 2023.

Lisa Allard, Affiant December 2, 2023

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this December 2, 2023.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024